



GRASSROOTS
REALTY GROUP

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405, 2420 34 Avenue SW
Calgary, Alberta

MLS # A2327976



\$249,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Welcome to this bright and inviting 1-bedroom, 1-bathroom condo in the heart of vibrant Marda Loop! Perfectly situated directly across the street from Safeway, Starbucks, caf  s, restaurants, breweries, and countless local amenities, this home offers an exceptional walkable lifestyle with an outstanding Walk Score. Located on the 4th floor, this spacious unit features high ceilings, beautiful hardwood floors throughout the main living area, a cozy gas fireplace, and a private balcony—perfect for enjoying your morning coffee or unwinding at the end of the day. The open-concept kitchen overlooks the dining and living areas, creating an ideal layout for entertaining or everyday living. The comfortable primary bedroom is carpeted and includes a generous walk-in closet, convenient direct access to the 4-piece bathroom, and an in-suite laundry area. Additional highlights include a **titled underground parking stall** and a **separate assigned storage unit**, providing secure parking and extra space for your seasonal gear and belongings. Whether you're a first-time buyer, investor, or looking to enjoy one of Calgary's most sought-after communities, this well-appointed condo offers the perfect blend of comfort, convenience, and urban living.