



GRASSROOTS
REALTY GROUP

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5, 1606 34 Avenue SW
Calgary, Alberta

MLS # A2328676



\$364,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,079 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s)
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 613
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Welcome to this beautifully updated 2-bedroom, 1.5-bath urban gem in the sought-after community of Marda Loop! Offering a functional multi-level layout, this bright and inviting home features a spacious open-concept kitchen and living area, perfect for both everyday living and entertaining. Enjoy the privacy of having no neighbours above or below, with only one shared wall; providing a quiet, townhouse-like living experience. Enjoy the convenience of being just steps from all that Marda Loop has to offer, including restaurants, cafés, grocery stores, banks, boutique shopping, and everyday amenities. Nature enthusiasts will love the close proximity to River Park, one of Calgary's premier inner-city green spaces featuring scenic pathways, the Elbow River, and popular off-leash areas. Recent updates provide a fresh, modern feel throughout, with an abundance of natural light. Step outside to your private balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. Additional features include in-suite laundry, a designated storage locker, and an assigned parking stall. Combining modern updates, a fantastic location, and an unbeatable inner-city lifestyle, this home is an excellent opportunity for first-time buyers, professionals, or investors looking to own in one of Calgary's most sought-after communities.