

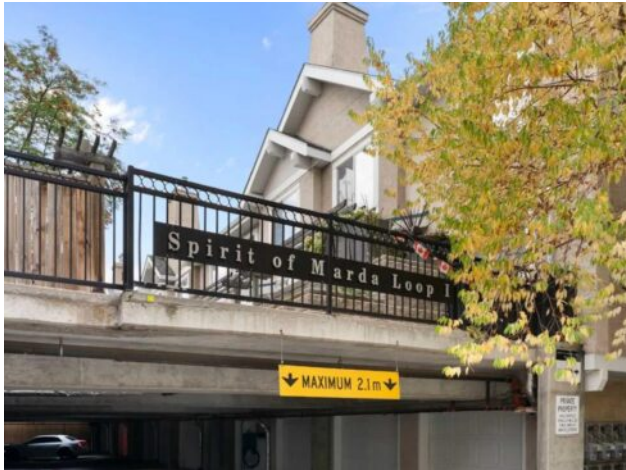


GRASSROOTS
REALTY GROUP

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8, 2001 34 Avenue SW
Calgary, Alberta

MLS # A2348455



\$449,900

Division:	Altadore		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,032 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Closet Organizers, No Smoking Home, Quartz Counters, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: \$ 375

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

IN the HEART of MARDa LOOP! Looking for a "walking lifestyle" home with all of the trendy Marda Loop cafes, restaurants, pubs, patios, shops and services literally right outside your door? Then look no further than Spirit of Marda Loop! This quiet courtyard unit has a sunny south exposure and a private fenced patio. Efficient kitchen layout with Quartz counters, plenty of cupboard space, a raised eating bar and newer higher-end stainless-steel appliances (including an Induction stove). Open concept to dining space and bright, comfortable living room with hardwood floor and warm corner gas fireplace. A two-piece bath plus a pantry/utility/laundry space with a state-of-the-art high efficiency furnace incorporating tankless hot water (see Supplements) complete the main floor. Spacious primary bedroom with a walk-through closet to the cheater door ensuite. Another good sized second bedroom with a walk-in closet, plus an open flex area that works well as a workspace, completes the upper floor. Bathroom updating includes Quartz counters, sinks, faucets and toilets. Private, Heated, Insulated, Attached single-car Garage (a real bonus feature at this price point on those cold winter mornings!) with storage shelving and shiny new epoxy floor coating. This pet-friendly complex is close to off-leash parks and cycling the river pathways. Nearby South Calgary Park has an outdoor pool, tennis courts and skating. Work on your short game at Lakeview golf course. Easy access to Downtown, Mission, Mount Royal University and Glenmore Park. Ready to MOVE IN and ENJOY!