



7, 2212 34 Avenue SW, Calgary, Alberta - \$379,900



Main Photo

Property Description

Bright & Spacious Corner Unit in Coveted Marda Loop!

Discover the perfect blend of comfort and convenience in this spacious 1,084 sq ft 2-bedroom + den apartment, ideally located in one of Calgary's most sought-after communities—Marda Loop. This Southeast-facing corner unit on the main level offers abundant natural light and a thoughtfully designed layout that feels like home from the moment you walk in.

Enjoy outdoor living with your own 11' x 7' private patio, perfect for morning coffee or evening unwinding. Inside, the open-concept kitchen features a sit-up breakfast bar, seamlessly connecting to the dining room and living room, where a cozy fireplace adds warmth and charm.

The primary suite is a serene retreat with a walk-in closet and a 4-piece ensuite bathroom. A second full bathroom with a step-in shower offers added convenience for guests or family. The den provides flexible space for a home office, hobby room, or extra storage.

Additional highlights include In-suite laundry, titled underground parking, indoor visitor parking and a secure storage locker.

All this in a vibrant neighborhood known for its boutique shops, cafes, parks, and easy access to

downtown. Whether you're a professional, downsizer, or investor, this unit checks all the boxes. Schedule your private showing today and experience Marda Loop living at its finest!

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