

2, 1722 34 Avenue SW
Calgary, Alberta

MLS # A2281309



\$369,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	585 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Assigned, Parking Pad, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		
Inclusions:	n/a		

YOUR NEW HOME ... is in the highly desired Marda Loop, located on a quiet street but one block off of the main street with every conceivable eatery, pub, specialty boutiques and beauty services. This rare offering is a row design 4 plex, giving every owner front view access with your parking directly out of your back door. Open the front door and notice the durable hardwood floors, cozy fireplace and how incredibly bright it is. Walk into the kitchen and be in awe, its gorgeous, with 42 in custom cabinets, quartz counters, modern stacked tile backsplash, and worry free (under warranty), brand new stainless appliances and new vinyl plank flooring. Off to the side is your convenient newly renovated power room. Down 4 stairs and you will find your convenient mud room, with access to the parking stalls and each of the common, private, back yards. Back inside, down 4 stairs and you will find the laundry room, and maintenance room (furnace is 10 years old, HWT 5 years old) 2 generous, very bright bedrooms, 4 piece bathroom and lots of under the stairs storage. The exterior has been exceptionally well maintained and updated: roof 2016, windows 2013, east side fence 2024, yard work (hedge) 2020 new landings and steps 2021. Be the envy of all of your friends with a Marda Loop address and a beautiful home. I almost forgot to mention ... condo fees are only \$200.00 a month! Hurry, this will sell fast.