

# Welcome Home to

#101 1816 34 Avenue SW



**Chris Zaharko**

Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

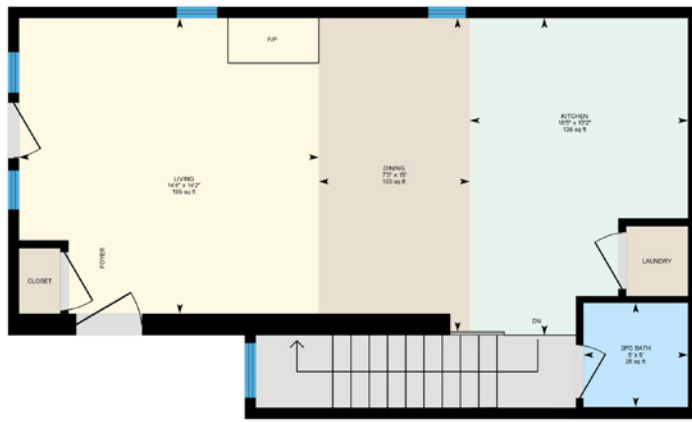
*Top 1% Nationally*



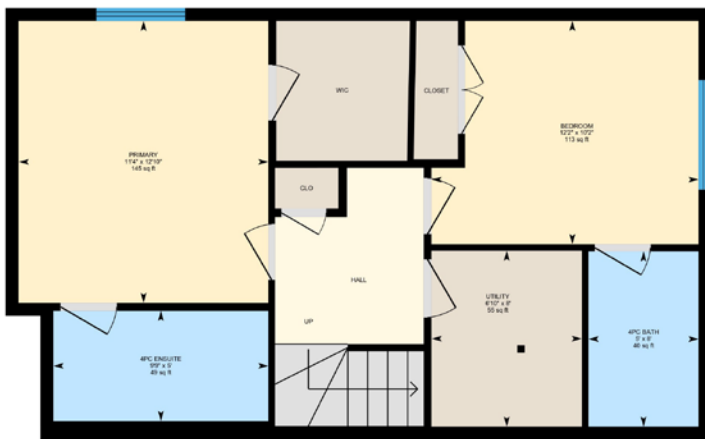
Welcome Home to Trendy Marda Loop! Well maintained and updated, 2 bed, 3 bath, 2 level condo. The main level offers 9' ceilings, hardwood floors, recessed lighting & built-in speakers. Situated at the front of the unit, the living room offers a cozy gas fireplace & large windows. The south-facing balcony is large enough to accommodate your BBQ and conversational furniture. The well equipped kitchen features granite countertops, maple cabinets, under-counter lighting, and a new fridge & dishwasher in 2019. In-suite laundry with washer & dryer replaced in 2018, and a 2 pc bath finish this level. Central air conditioning throughout. On the lower level, you will find 2 master suites complete with 4 pc ensuite, one with a large walk-in closet & jetted tub. Bedroom windows were replaced in 2019. Enjoy heated floors throughout this level. Additional in-suite storage & assigned secure garage parking. Steps to the shops and amenities of Marda Loop. Easy access to Crowchild Tr. Close to transit and Minutes to Downtown. 3km to Mount Royal University.



Main Level: 546 sqft



Lower Level: 558 sqft



MLS	A1154182
Year Built	2012
Style	Low-Rise
Total SqFt	1,105
Taxes (2021)	\$2,088
Condo Fees	\$197.30/Monthly
Features:	Granite Counters, High Ceilings, Master Downstairs, Open Floorplan, Walk-In Closet(s)

Bedrooms	2
Bathrooms	2 Full 1 half
Community	South Calgary

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