



2,300 Sq.Ft 3 BEDROOMS + BONUS ROOM

SIZE: +/- 2,300 sq.ft (Main & Upper Level)

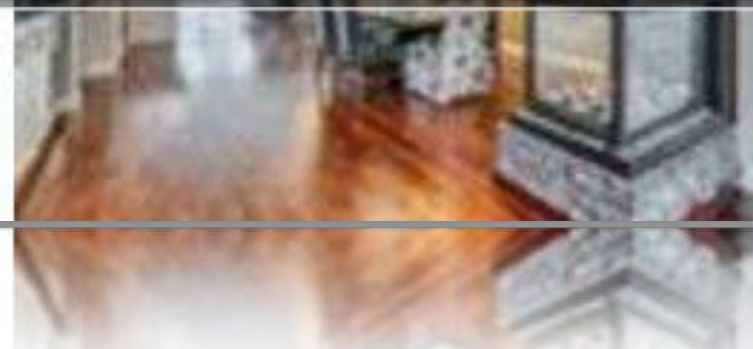
PARKING: Double Detach

BEDROOMS: 3 Bedrooms + Bonus Room

BATHROOMS: 3

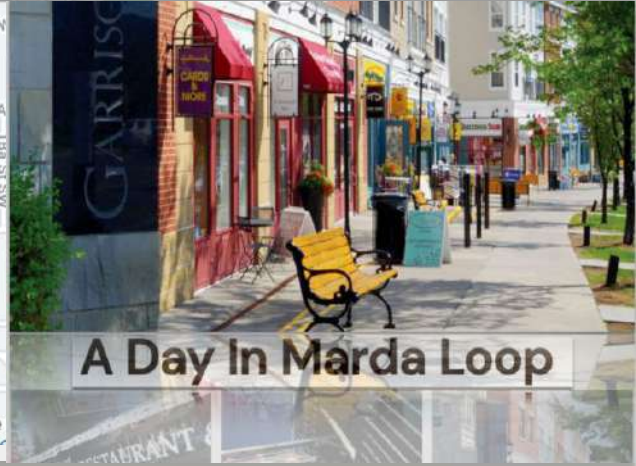
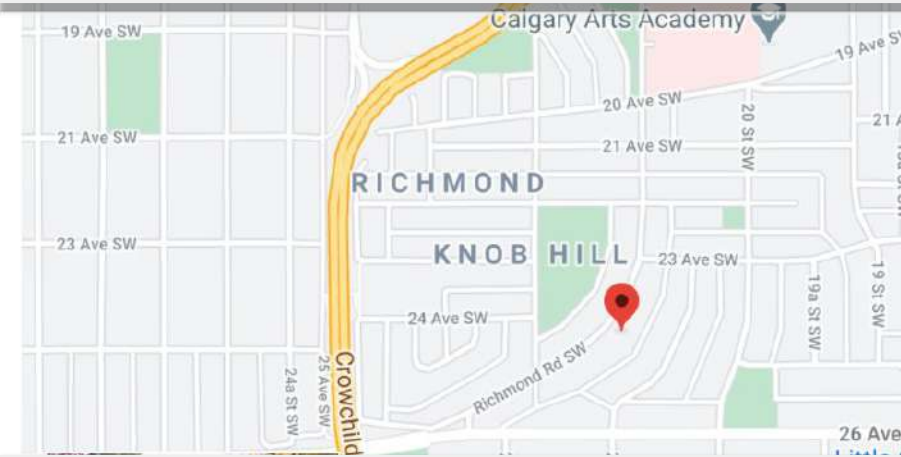
TERM: NEGOTIABLE/FLEXIBLE

OPTIONS: FURNISHED OR UNFURNISHED



FOR LEASE

2324B RICHMOND ROAD SW



CALGARY MARDA LOOP.

HOME AWAY FROM HOME

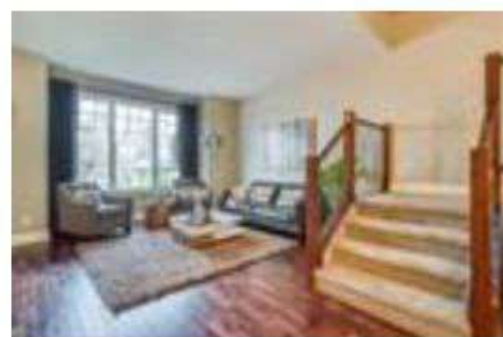


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FURNISHED or UNFURNISHED



BEAUTIFUL HOME IN CALGARY MARDAL LOOP





9' Ceiling, Brazilian Cherry Wood Flooring



Upper Level: 2nd & 3rd Bedroom. Bonus Room/Flex Aea Laundry Room



Beautiful Gourmet CHEF'S Kitchen



Luxurious Master Suite

Spa-like ensuite with rain shower, Air-Jet Soaker Tub;
Double-sided fireplace & Large walk-in closets.
Double Vanities



HOME AWAY FROM HOME MORE FEATURES

- Main Floor: 1 Full Bathroom with Shower room for added convenience.
- Basement - unfinished; good use for storage
- Double Over-Sized Garage
- Beautiful Deep Backyard



MARDA LOOP, CALGARY

Marda Loop and its surrounded neighbourhoods are one of the best known, most desirable unique areas of near inner city Calgary. Calgary's Marda Loop is known for its amazing location surrounded by trendy shops, boutiques and restaurants. **A DIVERSITY OF RETAIL!**



A Day In Marda Loop



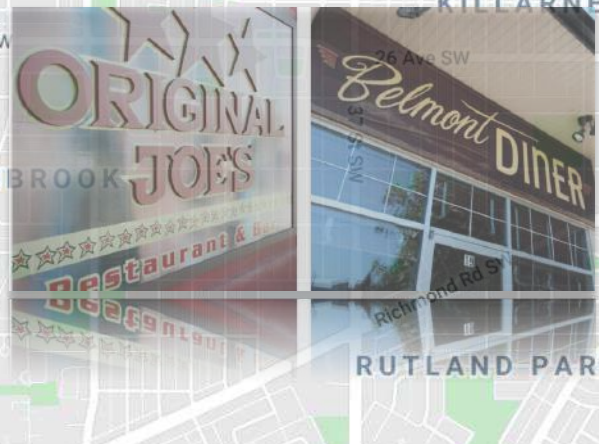
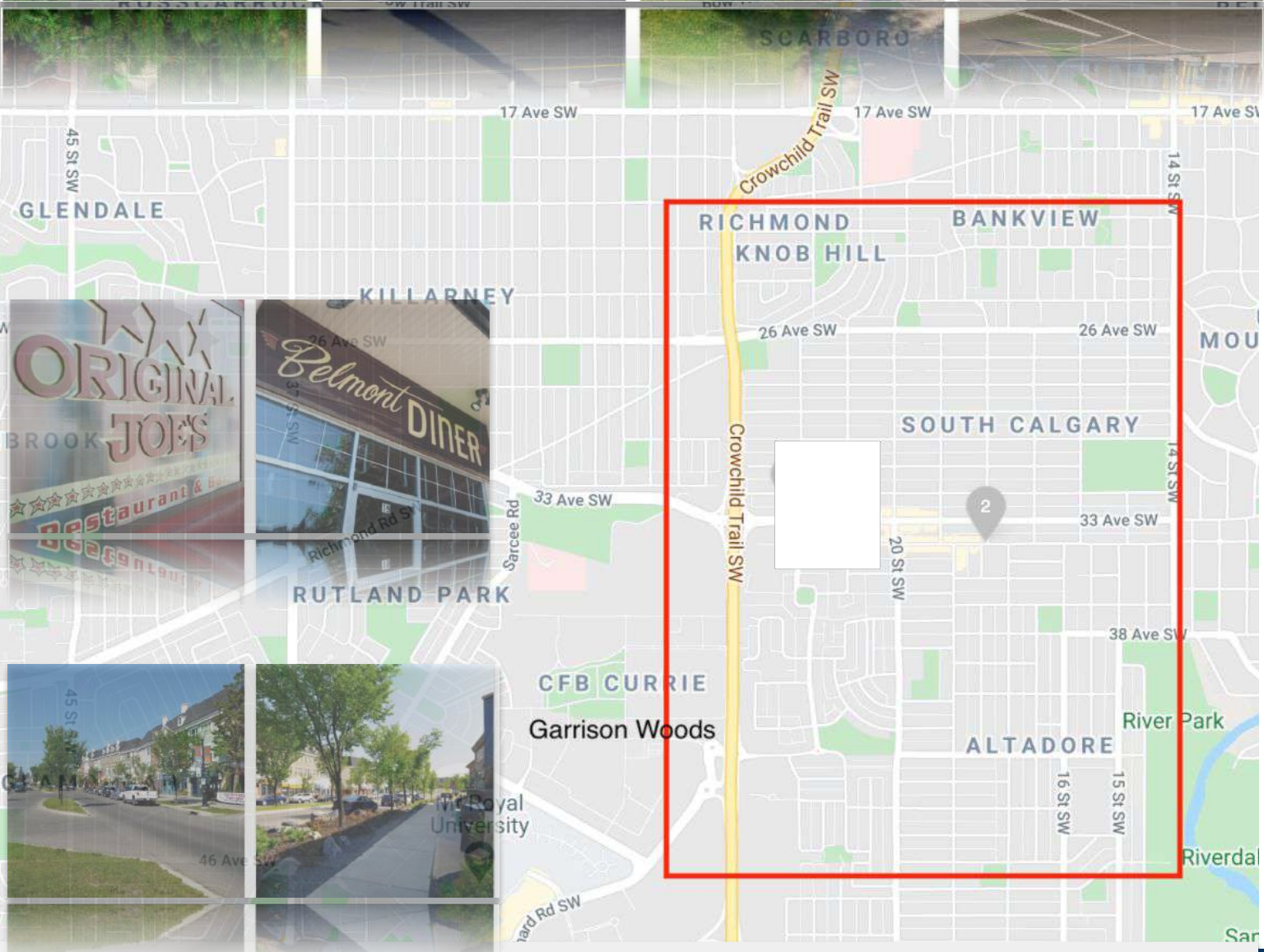
ALL ABOUT LIFESTYLE



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LIVING IN MARDAL LOOP



ALL ABOUT LIFESTYLE



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THINK LIFESTYLE...

CITY | LIFE | STYLE | CALGARY
avenue

CITY & LIFE - RESTAURANTS & FOOD - SHOPPING & STYLE -

Best Neighbourhoods / Calgary's Best Neighbourhoods 2018 / Beltline is the Best Neighbourhood in Calgary

Beltline is the Best Neighbourhood in Calgary

The inner-city community scores high across the board to be the topped ranked neighbourhood in Avenue Calgary's 2018 Best Neighbourhoods list.

BY SHELLEY ARNUSCH

Another year, another first-place ranking for the Beltline. The bustling inner-city community on the southern side of downtown has gotten pretty comfortable at the top, having reclaimed this year the first-place finish that it last achieved in 2016 and in 2015 after dipping into second in 2017.

Still, three first-place finishes in four years is what sports fans call a dynasty, and like the legendary dynasty teams, the Beltline's dominance can't be chalked up to one individual thing. Rather, it scores high in most of the characteristics survey respondents said makes an ideal 'hood: lots of great restaurants and cafés (14 of the 25 places on *Avenue's 2018 list of the city's best restaurants* are in the Beltline), two major supermarkets plus a handful of artisan markets and specialty grocers, inviting green spaces and play areas, a high level of walkability and myriad transit options (including public transit access and car-sharing services) that make owning a vehicle a choice, not a necessity. With a population of just over 23,000, the overwhelming majority of which lives in multi-family residences, the Beltline is just slightly less populous than the entire town of Cochrane. And so much human energy translates into vibrancy; even at rest the Beltline seems to hum.

Calgarians who came of age in the 1980s might recall a different kind of energy in the Beltline, when it was home to the infamous Electric Avenue, a stretch of 20-some bars along 11th Avenue S.W. between 4th and 8th streets. If that's what you think of then you might recoil from the idea of the Beltline as a desirable place to live for anyone other than party-hardy twentysomethings. But the current reality is that the Beltline is desirable for respondents across the demographic spectrum, including seniors and those raising families.



**SOME OF
BELTLINE'S
BEST
RESTAURANTS**

ANJU

MODEL MILK

**NATIVE TONGUES
TAQUERIA**

UNA PIZZA + WINE



CALGARY'S HUB FOR CULTURE & ENTERTAINMENT

ROMANIA LEO

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