

# \$420,000 - 104, 2212 34 Avenue Sw, Calgary

MLS® #A2200881

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Are you looking for a beautifully updated, move-in-ready condo in one of Calgary's most coveted communities? Look no further – welcome to your new home in South Calgary, affectionately known as Marda Loop! Nestled just steps from the best of everything this vibrant neighborhood has to offer, you can walk to grocery stores, trendy nail salons, chic restaurants, and cozy pubs – all within a five-minute stroll. Talk about convenience! Step inside this renovated 2-bedroom, 2-bathroom condo, where modern living meets comfort. The open-concept floor plan invites plenty of natural light, making the space feel bright and airy. The chef's kitchen boasts sleek white cabinets, granite countertops, a walk-in pantry, and stainless steel appliances – perfect for preparing your favorite meals. The master suite is a true retreat, complete with brand new sliding barn doors, a walk-in closet, and a spacious four-piece ensuite bath. The secondary bedroom is equally impressive, offering a three-piece bath just steps away. Enjoy the fresh air and your own private outdoor space with sliding doors that lead directly to a lush green space. Plus, you'll appreciate the titled parking spot and titled storage locker for all your needs. Don't miss your chance to own this incredible condo in one of Calgary's hottest neighbourhoods. Call your favourite realtor and schedule a showing today! Your dream home in Marda Loop awaits!



Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200881          |
| Price          | \$420,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 104, 2212 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t2t 2c6                |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Clubhouse, Parking, Party Room |
| Parking Spaces | 1                              |
| Parking        | Underground                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Pantry  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 4   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Wood Frame         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 25               |
| Zoning         | M-C2             |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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