

# \$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	46
Zoning	M-C2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.