

\$419,900 - 309, 2212 34 Avenue Sw, Calgary

MLS® #A2199124

\$419,900

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Light-filled and well-maintained, this Marda Loop condo is a rare find. You'll enjoy the benefits of a corner unit, maximizing privacy, with plenty of natural light and no unit above.

The spacious and well-appointed layout creates a space you want to call home. The kitchen has ample cabinets and countertop space, a pantry, newer appliances, and a window over the sink. It opens to the full-sized living and dining area, which is perfect for entertaining and enjoys panoramic views from the windows and balcony. The king-sized primary bedroom has a walk-in closet and a 3 pc ensuite, including a walk-in shower. The second bedroom is full-sized, across the hall from a 4 pc bathroom with a deep soaker tub. You'll appreciate the spacious entry with a double closet, insuite laundry and storage area, a titled underground parking, and two storage lockers. Upgrades include vinyl plank, carpet, and interior paint, and the unit, including the carpets, has been professionally cleaned. The building features a social room, an elevator, underground visitor parking and is pet-friendly. This condo offers high-quality living, an urban lifestyle walkable to local amenities, including Mount Royal University, and main thoroughfares for city-wide access.

Built in 1998

Essential Information

MLS® #

A2199124



Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	309, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2C6

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 9th, 2025
Days on Market	4
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Solutions
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