

\$350,000 - 1, 2212 34 Avenue Sw, Calgary

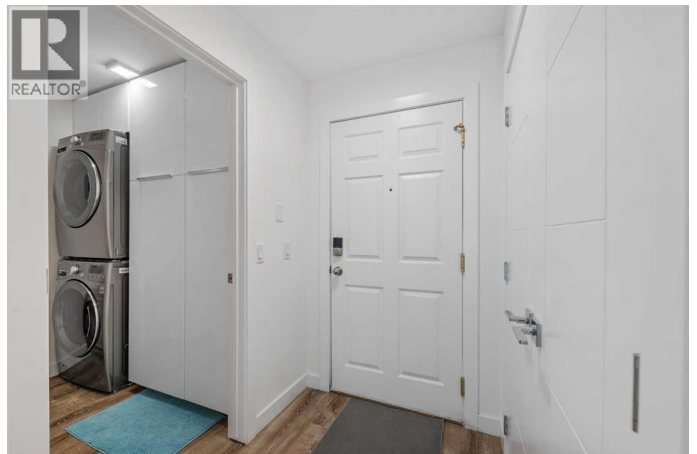
MLS® #A2263598

\$350,000

1 Bedroom, 1.00 Bathroom, 903 sqft
Single Family

South Calgary, Calgary, Alberta

Welcome to this fully renovated, ground-floor modern condo in the heart of Marda Loop — one of Calgary's most vibrant inner-city districts. This bright, south-facing 1-bedroom plus office end unit seamlessly blends contemporary design with everyday functionality. Step inside to find flat-painted ceilings, wide-plank LVP flooring, and a modern open-concept layout filled with natural light. The sleek white quartz countertops, stainless-steel appliances, and custom built-ins elevate the kitchen and living areas with a refined, minimalist aesthetic. A set of frosted French doors opens to a dedicated office — an ideal space for professionals working from home. The spacious patio, surrounded by mature trees, extends your living area outdoors and offers private, street-level access that feels more like a townhouse than a condo. Additional highlights include LED lighting throughout, a newly updated bathroom with tiled shower and vanity, and ample in-suite and built-in storage. This well-managed building provides exceptional value with a titled underground parking stall, two large storage units, visitor parking, and a common lounge available for private gatherings. Pets are welcome, and the reserve fund is healthy. Perfectly located just steps from boutique shops, cafés, and dining in Marda Loop, this home boasts a walk score of 92 — meaning nearly everything you need is right outside your door. Whether you're a first-time buyer, a young professional, or



someone seeking a lock-and-leave lifestyle in a premier inner-city neighbourhood, this property offers the best of both comfort and convenience. (id:6289)

Built in 1998

Essential Information

Listing #	A2263598
Price	\$350,000
Bedrooms	1
Bathrooms	1.00
Square Footage	903
Year Built	1998
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T2C6

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Party Room
Features	French door, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Synterra Realty



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