

# \$389,000 - 406, 2212 34 Avenue Sw, Calgary

MLS® #A2231083

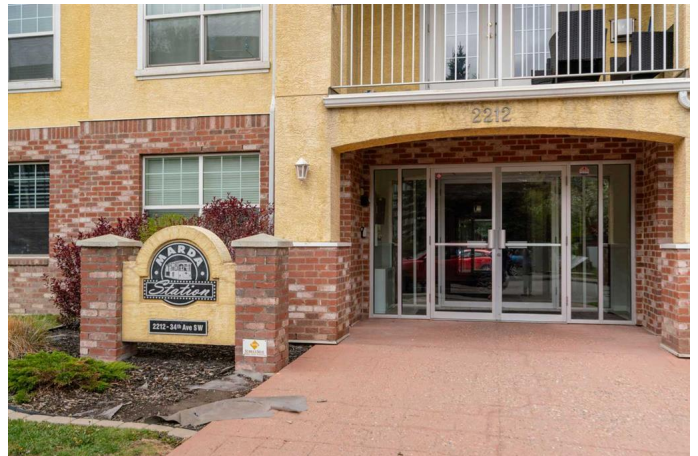
**\$389,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

\*\*\*OPEN HOUSE - Sunday 15th June, 2pm-5pm\*\*\* Welcome to your new home in South Calgary also known as Marda Loop! Ideal for young professionals, couples, investors, and roommates seeking a vibrant inner-city lifestyle. Just steps away from the trendy Marda Loop Shopping District with its walkable, street-level shopping & dining in the heart of Southwest Calgary. Here you will find everything at your doorstep, cafes, boutiques, grocery and entertainment, making this a great living experience. This inviting 2-bedroom, 2-bathroom TOP FLOOR unit offers an OPEN-CONCEPT living area, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample cabinets, GRANITE countertops, large island, a walk-in corner pantry, and newer stainless-steel appliances. The unit features NO CARPET with laminate flooring throughout, also having no unit above creates a tranquil atmosphere. The in-suite laundry and storage room, ensures your comfort and convenience at all times. The primary bedroom is a generous retreat, featuring a walk-in closet and a spacious 4-piece ensuite. The second bedroom offers versatile space, perfect as a home office or a guest room. Enjoy relaxing on your north-facing COVERED BALCONY equipped with a BBQ gas line. Included is 1 HEATED underground TITLED parking, just steps from the lobby door and additional indoor storage space. The building amenities



include party room, underground VISITOR parking and is PET-FRIENDLY. Experience the ultimate living at Marda Station in the Marda Loop or take advantage of a fantastic investment opportunity!

Built in 1999

### Essential Information

MLS® #	A2231083
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

### Amenities

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

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	M-C2 d189

## Listing Details

Listing Office	Royal LePage Benchmark
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