

# \$325,000 - 304, 2440 34 Avenue Sw, Calgary

MLS® #A2264985

## \$325,000

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

South Calgary, Calgary, Alberta

Welcome to this beautifully appointed 2 bedroom, 2 bathroom condo. Thoughtfully designed, the layout features a central living area that separates the two bedrooms, offering both privacy and comfort, perfect for roommates, guests, or a home office setup. Both bedrooms are spacious enough to comfortably accommodate king size beds, with the primary bedroom boasting a large walk-through closet and a private ensuite, while the second bedroom is conveniently located near the main bathroom. Hardwood floors flow throughout the open-concept living space, complemented by large windows that bring in plenty of natural light and create an inviting, airy atmosphere. The galley-style kitchen features granite countertops, sleek cabinetry, and a convenient bar style seating area, perfect for casual meals or entertaining guests. The in-suite laundry doubles as a storage room, adding extra functionality to the space. Enjoy your morning coffee or evening glass of wine on the private balcony, a cozy outdoor retreat. Additional highlights include secure, heated underground parking. Outside your door, immerse yourself in everything Marda Loop has to offer, from artisanal coffee, casual dining, and curated finds at local shops. With walkable streets, outdoor patios, wellness studios, and year round events, this home offers connected, convenient inner-city living in one of Calgary's most sought-after neighborhoods



Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264985          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 304, 2440 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T2C8                 |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Titled, Underground      |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Storage, Walk-In Closet(s), Track Lighting                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | M-C1               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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