\$289,900 - 302, 2420 34 Avenue Sw, Calgary

MLS® #A2244668

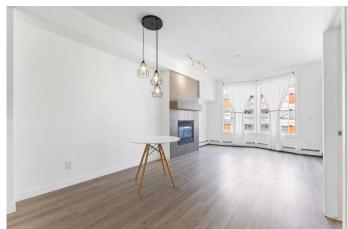
\$289,900

1 Bedroom, 1.00 Bathroom, 579 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

IMMACULATE 1 + Den home that redefines the TRUE INNER CITY LIFESTYLE in the heart of MARDA LOOP! This home is one of the most WALKABLE for almost everything that you need. Walk across the street to get your groceries (EV charging in parking lot) or for a quick pick-me-up coffee at Starbucks. You're covered when you need to go for your regular check ups: Doctor (7 mins walk) or Dentist (walk across the street). With exceptional balance of work and play â€" Downtown (10 mins) or keep an ACTIVE LIFESTYLE at Marda Loop Community Association â€" tennis, outdoor pool and rink and playground (5 mins). Of course we can't forget the myriad of shopping, restaurants, and entertainment that Marda Loop is well-known for only a quick walk or drive. As you walk into your new home, you'II notice the 9 FT CEILINGS and OPEN CONCEPT. Add on newer STAINLESS STEEL APPLIANCES: microwave hood fan (2023), stove (2020), dishwasher (2020), and washer/dryer (2025). Cleaning is made simple with absolute no carpets throughout, only LUXURY VINYL PLANK (2020) and tile. The building supports your urban lifestyle with BIKE STORAGE, and more secure visitor parking that is inside the underground parkade. Travelling within the city is made easy with access to Glenmore Tr, Crowchild Tr, and Sarcee Tr or a quick 4 min walk to the bus stop. Whether you're a person looking to live in the most lively communities or an







Built in 2006

Essential Information

MLS® # A2244668 Price \$289,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 579

Acres 0.00 Year Built 2006

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 302, 2420 34 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 2C8

Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor

Parking

Parking Spaces '

Parking Parkade, Stall, Underground

of Garages 1

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No

Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Basement None

Exterior

Exterior Features Courtyard, Storage

Lot Description Few Trees

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 2

Zoning DC (pre 1P2007)

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.