

\$259,900 - 104, 2420 34 Avenue Sw, Calgary

MLS® #A2086801

\$259,900

1 Bedroom, 1.00 Bathroom, 577 sqft
Residential on 0.00 Acres

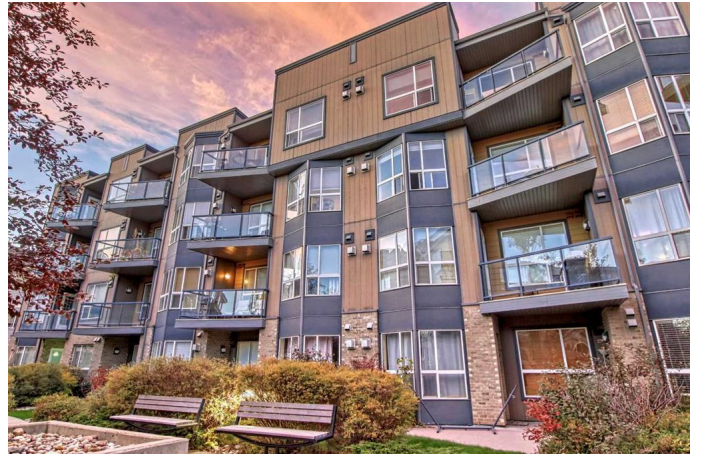
South Calgary, Calgary, Alberta

Welcome to your new home in the heart of the vibrant Marda Loop! This exceptional property offers not just a place to live, but a lifestyle. Located in one of Calgary's most sought-after neighbourhoods, you'll find yourself surrounded by charming streets and a vibrant atmosphere, perfect for leisurely walks to nearby shops and cafes.

Inside, modern comfort seamlessly blends with stylish living. The attention to detail is evident, from the elegant lighting that illuminates the space to the captivating feature wall in the bedroom, creating a cozy ambiance. The living room, centred around a gas fireplace, promises warmth and comfort during colder months.

The kitchen is a true highlight, featuring a Samsung stainless steel appliance package, granite countertops, and a convenient breakfast bar. The double kitchen sink and updated appliances make daily tasks a breeze, whether you're a culinary enthusiast or just looking for a cozy spot to dine.

This isn't just a residence; it's a well-curated living space that harmonizes convenience, style, and comfort. With a generous walk-through closet, ample storage space, and an ensuite, this unit is designed for practical living. And don't forget the underground parking, a true convenience in Calgary. This also has assigned storage so no need to worry



about where to put your extra belongings.

Whether you're a first-time homebuyer or an investor, this property checks all the boxes. It's fully renovated, move-in ready, and boasts very low condo fees. The location is unbeatable, with easy access to downtown, universities, schools, and transit.

Don't miss out on this amazing opportunity to experience the best of modern living in Marda Loop. Act fast; this property won't last long!

Built in 2006

Essential Information

MLS® #	A2086801
Price	\$259,900
Sold Price	\$253,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

Amenities

Amenities	Elevator(s), Other, Parking, Secured Parking, Snow Removal, Storage,
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	Trash
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Other
Construction	Other

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 20th, 2023
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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