

\$329,000 - 204, 2212 34 Avenue Sw, Calgary

MLS® #A2121274

\$329,000

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.00 Acres

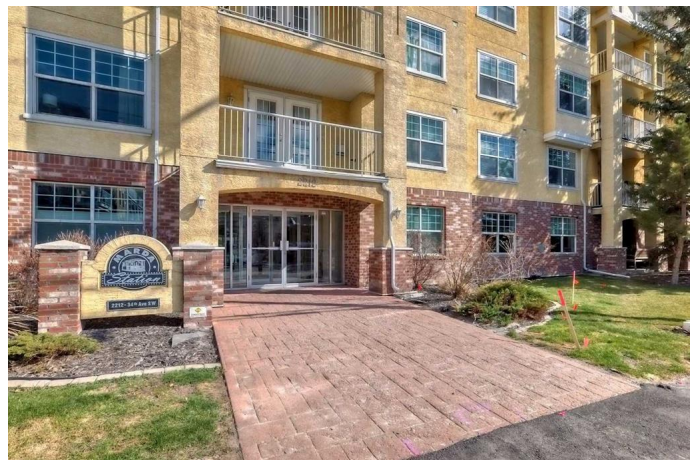
South Calgary, Calgary, Alberta

MAGNIFICENT MARDAL LOOP! Spacious 2 Bedroom, 2 full bath, 2nd floor condo in 'Marda Station.' One block south of busy 33rd, tucked right beside Garrison Square -- this is a walker's paradise (93 OFFICIAL WALK SCORE). 1012 ft². This is the MOST SOUGHT after floorplan for INVESTORS-- as the bedrooms are across from each other, separated by the living area. Large island kitchen with pantry and dinette. Living Room with garden doors to SAFE & SECURE 2nd floor balcony. Primary bedroom has 4pc ensuite & walk in closet. In-suite Laundry. Heated, secure, Indoor parking stall (#56). Secure storage room with storage locker (#18). Several indoor visitor parking stalls. There is an owners lounge as well. Great tenants in the unit -- would love to stay long term!

Built in 1998

Essential Information

MLS® #	A2121274
Price	\$329,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00



Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

Amenities

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

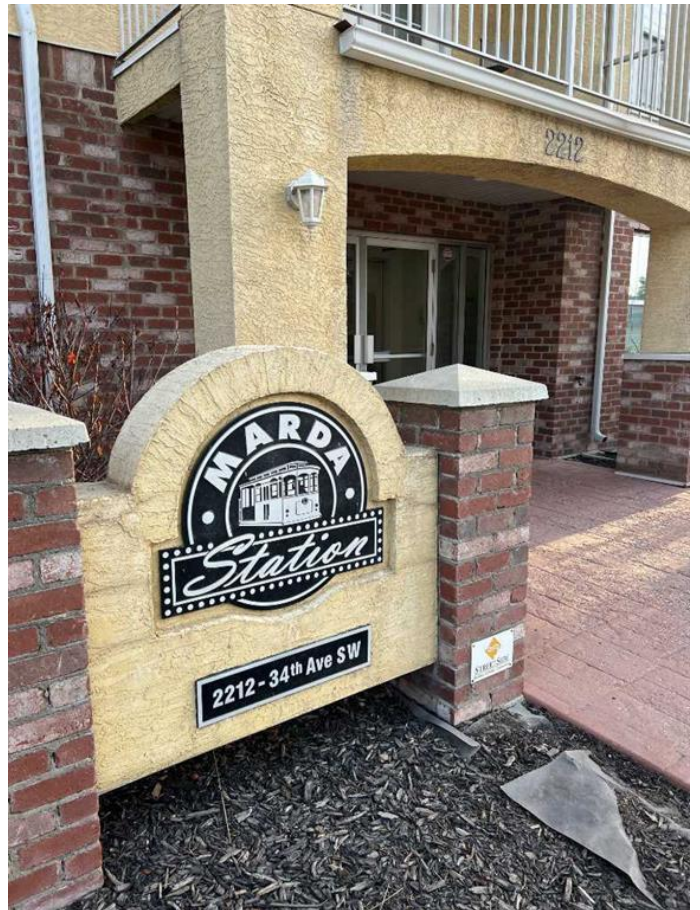
Date Listed	April 18th, 2024
Date Sold	May 24th, 2024
Days on Market	36

Zoning M-C2 d189

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate



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