

\$299,900 - 409, 2420 34 Avenue Sw, Calgary

MLS® #A2124150

\$299,900

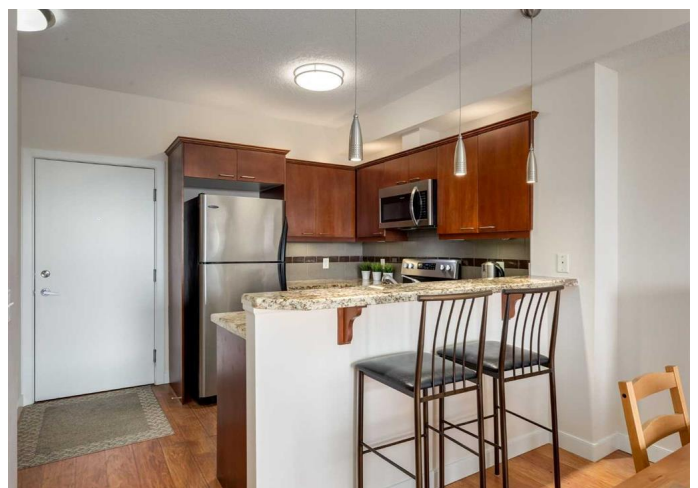
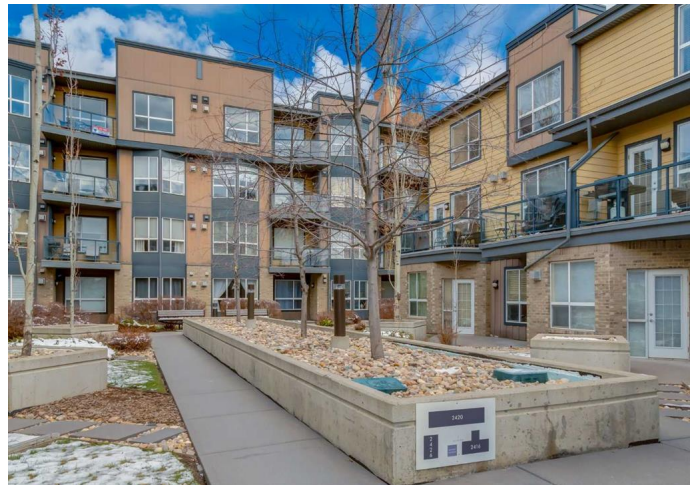
1 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

!!OPEN HOUSE CANCELED**!!**

Sophisticated TOP FLOOR, 1 bedroom + a den condo overlooking the courtyard in prestigious South Calgary. Grand 9' ceilings, chic designer touches and oversized windows give immediate wow factor. A bright and open floor plan that is bathed in natural light with clear sightlines promotes easy interactions. Relaxation and casual conversations await in the inviting living room nestled in front of the warm fireplace. The dining room centres the open concept space with plenty of room for entertaining. Any chef will feel inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances and a raised breakfast bar on the peninsula island. A patio door off the living room leads to the oversized, south-facing deck with serene courtyard views providing the exquisite backdrop to your casual barbecues and peaceful morning coffees. Hands down the most attractive location in the complex. The large primary suite has room for a king-sized bed and boasts an oversized window with sunny south exposure and walk-through dual closets granting cheater access to the 4-piece bathroom. This ideal floor plan also includes a den for a private work or study space. In-suite laundry, titled underground parking and a separate storage locker add to your comfort and convenience. This secure and pet-friendly (on board approval) complex has extremely strong financials and is exceedingly well managed.



Phenomenally located mere moments to the diverse shops, award-winning restaurants and quaint caf  s in Marda Loop and Garrison Woods, the lovely walking paths that wind along the Elbow River and just a 5-minute transit ride to MRU! Truly an unbeatable location for this impressive move-in ready home.

Built in 2007

Essential Information

MLS�� #	A2124150
Price	\$299,900
Sold Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	409, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 25th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.