

\$425,000 - 404, 2212 34 Avenue Sw, Calgary

MLS® #A2136375

\$425,000

2 Bedroom, 2.00 Bathroom, 1,006 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Step into modern elegance with this beautifully renovated condo, perfectly situated in the heart of South Calgary. This top-floor corner unit offers a sleek and stylish living experience just steps from the vibrant Marda Loop Shopping District on 33rd Ave. Enjoy unparalleled convenience with trendy cafes and dining options, boutique shops, lively pubs and breweries, and all the essential services within easy reach, making this the ideal spot for a dynamic urban lifestyle.

This Top Floor 2-bedroom, 2-bathroom condo boasts newer renovations that highlight a contemporary modern aesthetic with clean white lines and high-end finishes. The open-concept living area is a masterpiece of modern design, featuring newer paint, Lighting, LVP Flooring, a cozy built in gas fireplace and pristine stone countertops in the kitchen that create a bright and airy ambiance. Large windows provide sweeping views to the north, showcasing the stunning Calgary skyline and the rolling hills of South Calgary, Marda Loop, and Bank view, adding a touch of serenity to your urban sanctuary.

The primary bedroom is a spacious haven, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom, complete with new vanity, lighting and paint. This is the perfect place for unwinding after a busy day. Enjoy views of downtown from your bed - Watch the night lights twinkle and dance along the skyline highlighting the Calgary Tower and Telus Sky Building. The second bedroom is



versatile and functional, ideal as a home office or guest room, and comes equipped with a large closet and bright sunny windows.

This well-managed building enhances your living experience with recent updates including newly painted hallways and updated flooring, maintaining a fresh and inviting environment throughout. Additional amenities such as underground parking for residents AND guests, this unit also includes TWO separate storage lockers and a titled parking spot! Don't forget about the buildings party room, perfect for entertaining large groups. All of which adds to the convenience and appeal of this exceptional property!

Experience the best of South Calgary living, where modern design meets urban convenience. This condo offers the perfect blend of style, comfort, and location, making it an ideal choice for anyone looking to enjoy a vibrant inner-city lifestyle. Don't miss out on this exceptional opportunity. Call today to schedule a viewing and take the first step towards your new condo in the heart of Marda Loop!

Built in 1998

Essential Information

MLS® #	A2136375
Price	\$425,000
Sold Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment

Status Sold

Community Information

Address 404, 2212 34 Avenue Sw
Subdivision South Calgary
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2C6

Amenities

Amenities Elevator(s), Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces 1
Parking Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Gated, Guest, Heated Garage, Insulated, Off Street, Owned, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating Baseboard, Hot Water
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
of Stories 4

Exterior

Exterior Features Balcony, Courtyard, Lighting, Uncovered Courtyard
Roof Asphalt Shingle
Construction Brick, Concrete, Stucco, Wood Frame

Additional Information

Date Listed May 31st, 2024
Date Sold June 14th, 2024
Days on Market 14
Zoning M-C2 d189

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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