

\$375,000 - 308, 2440 34 Avenue Sw, Calgary

MLS® #A2149234

\$375,000

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome home to this modern TOP FLOOR Marda Loop condo, offering the perfect blend of comfort and convenience. Boasting 2 BEDROOMS & 2 BATHS spread across over 1025 SqFt of living space, your new home promises a spacious and inviting atmosphere. Step inside to discover an open concept layout with large windows allowing natural light to enhance the new laminate floors and updated paint. The kitchen features newer appliances and backsplash, ensuring both functionality and style. The spacious primary offers a walk-through closet to your 4 pc ensuite bath giving you privacy and convenience. The second bedroom is also a great size with the second 4 pc bath just steps away. Situated in the NW corner, this private location within the building offers balcony views over 33rd AV. This unit also comes with titled underground parking and bike storage. Rest assured that pets are allowed with board approval, making this home a welcoming environment for your furry companions as well. Convenience is key with all the essential amenities just steps away—Safeway, Starbucks, and Village Ice-Cream!! Marda loop provides a plethora of dining and shopping options within minutes. Don't miss out on the opportunity to make this amazing Marda Loop condo your own!! Come see why this location is so beloved and envision yourself living here.

Built in 2003



Essential Information

MLS® #	A2149234
Price	\$375,000
Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	308, 2440 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

Amenities

Amenities	Elevator(s), Gazebo, Visitor Parking
Parking Spaces	1
Parking	Oversized, Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, No Animal Home, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
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Construction Stone, Vinyl Siding

Additional Information

Date Listed July 12th, 2024
Date Sold July 23rd, 2024
Days on Market 11
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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