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

MLS® #A2149234

\$375,000

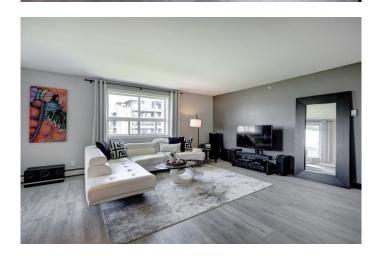
2 Bedroom, 2.00 Bathroom, 1,025 sqft Residential on 0.00 Acres

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 awayâ€"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

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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