

\$545,000 - 2, 2121 34 Avenue Sw, Calgary

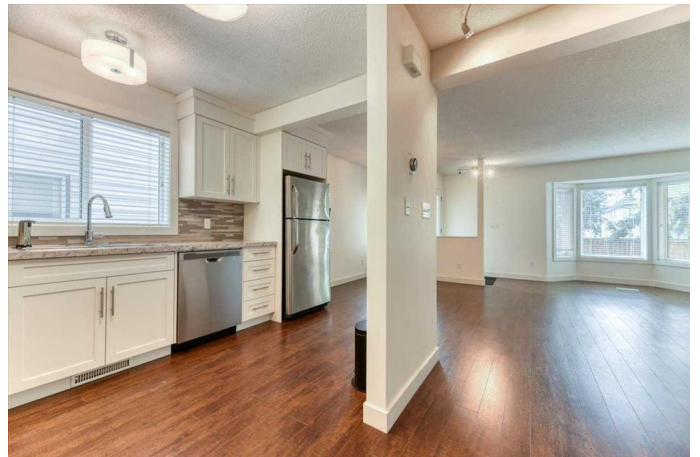
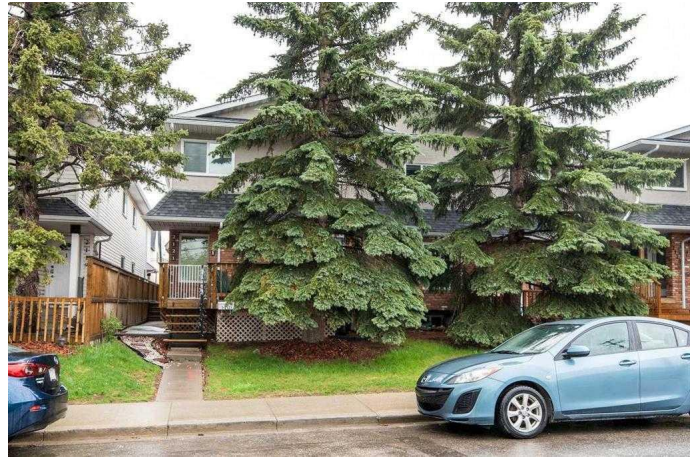
MLS® #A2160036

\$545,000

3 Bedroom, 2.00 Bathroom, 1,283 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to 2121 34 Ave SW, a charming family home nestled in the vibrant community of Marda Loop. This delightful residence offers a perfect blend of comfort, convenience, and style. As you step inside, you're greeted by a warm and inviting atmosphere, with an abundance of natural light flooding the spacious living and dining area. The main floor features a well-appointed kitchen, equipped with modern stainless steel appliances, ample counter space, and plenty of storage, completed with luxury laminate flooring. Adjacent to the kitchen is a cozy dining area, perfect for enjoying family dinners or hosting intimate gatherings. The adjacent living room provides a relaxing space to unwind with sunny south facing windows. Completing this level is a powder room and convenient main floor laundry. Upstairs, you'll find the tranquil bedrooms, including the primary suite, which boasts a generous layout with large closets. The additional bedrooms offer versatility and comfort, suitable for children, guests, or home office space. The unfinished basement awaits your final touches! Outside the property features a beautifully landscaped yard, perfect for enjoying outdoor activities or simply soaking up the sun. The backyard offers privacy and seclusion, making it an ideal retreat for relaxation. Conveniently located in Calgary's most desirable neighbourhood, this home is just steps away to a variety of amenities, including shops, restaurants, parks, and schools, ensuring that everything you



need is just moments away. Don't miss your chance to make this wonderful property your new home.

Built in 1988

Essential Information

MLS® #	A2160036
Price	\$545,000
Sold Price	\$532,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,283
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 2121 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 11th, 2024
Days on Market	19
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.