

\$417,500 - 105, 2212 34 Avenue Sw, Calgary

MLS® #A2175134

\$417,500

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Charming South-Facing 2-Bedroom Condo in Marda Loop! Sunny 2-bedroom, 2-bathroom condo with great south exposure. Perfectly situated in the vibrant neighborhood of Marda Loop, this home is just steps from parks, bakeries, coffee shops, Safeway, Blush Lane, restaurants, bars, banks, and fitness gyms—ideal for those who love urban living with walkability and easy access to transit. The two spacious bedrooms feature large windows and are separated by the living room, with each boasting its own beautifully updated bathroom. The stylish, open-concept kitchen includes a large island, a spacious corner pantry, and updated stainless steel appliances—perfect for culinary adventures and entertaining. The inviting living area features a cozy fireplace and opens to a sunny balcony, ideal for morning coffee or evening sunsets. Enjoy in-suite laundry and storage room for added daily convenience. The unit comes with an assigned basement storage locker and a titled parking stall in the heated underground parkade. Underground visitor parking and social room with kitchen, outdoor patio, and pool table offer additional space for hosting gatherings with friends and family. Beautiful condo in one of Calgary's most sought-after neighborhoods.

Built in 1999

Essential Information



MLS® #	A2175134
Price	\$417,500
Sold Price	\$407,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	105, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1C6

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	October 28th, 2024
Date Sold	December 5th, 2024
Days on Market	38
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	ComFree
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