

# \$285,000 - 210, 2420 34 Avenue Sw, Calgary

MLS® #A2252247

## \$285,000

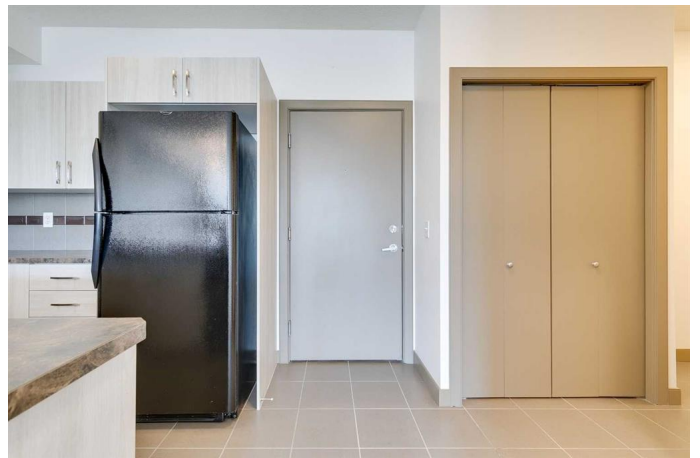
1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

MOVE IN READY, RENOVATED KITCHEN, FRESHLY PAINTED, SOUTH FACING 1 BEDROOM+ DEN OVERLOOKING THE QUIET COURTYARD with TITLED HEATED UNDERGROUND PARKING, IN-SUITE LAUNDRY, and ADDITIONAL STORAGE UNIT in the heart of Marda Loop. Grand 9â€™™ ceilings, chic designer touches and oversized windows give immediate wow factor. A bright and open floor plan that is bathed in natural light. The living room has a gas fireplace and overlooks the South facing balcony and courtyard. The dining area flows through to the raised breakfast bar and into the spacious kitchen. The large master bedroom has room for a king-sized bed and boasts an oversized window with sunny South exposure and walk-through dual closets granting cheater access to the 4-piece ensuite bathroom. This ideal floor plan also includes a den for a private work or study space. The titled underground parking and a separate storage locker add to your comfort and convenience. This secure and pet-friendly complex has extremely strong financials and is exceedingly well managed. Phenomenally located steps away from Safeway, Cobs Bread, Village Ice Cream and Distilled Beauty Bar and Social House. Truly the best location in Marda Loop. All of this makes this the perfect place to call your next home.

Built in 2007



## Essential Information

MLS® #	A2252247
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	210, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

## Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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