$299,900 - 111, 2420 34 Avenue Sw, Calgary

MLS® #A2224193

$299,900
1 Bedroom, 1.00 Bathroom, 569 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE â€“ SATURDAY, MAY 24TH 2:00-4:00
Welcome to this charming 1 bedroom, 1 bathroom condo, ideally located in the vibrant community of Marda Loop. With its unbeatable proximity to amenities, including trendy shops and restaurants, and Starbucks and Safeway just across the street, this condo offers both convenience and style in one of Calgary's most sought after neighbourhoods. The private entrance from the patio walks into the spacious living room showcasing a large gas fireplace and gleaming hardwood floors. The open concept space flows into the adjacent dining area and then into the kitchen, all of which have an abundance of natural light from the front wall of windows. The kitchen features high end cabinetry and a large sit up breakfast bar, sure to be the center of many conversations. The bedroom is spacious has a generously sized walk in closet. Tucked at the end of this unit is an open den, perfect for working from home, or relaxing with a book. A 4 piece bathroom and in suite laundry room complete the unit. This condo has the best of both worlds with incredible walkability to amenities, but also quiet privacy as the home is located on the far side of the inner courtyard, away from bustling 34th Avenue. It has the benefit of being a low maintenance â€œlock and leaveâ€• condo, but also of having a private entrance from the south facing sunny private patio, that is perfect for outdoor dining and entertaining. The unit has

secure underground titled parking, bike storage, and its own storage cage. It is a few minute walk to transit lines on 33rd Avenue and Crowchild Trail. Itâ€™s approximately a seven minute drive to downtown, and a comfortable walk to many green spaces nearby, including Sandy Beach and the walking paths of River Park dog park. Rarely does a unit of this caliber and location become available at such an affordable price point. Call today to book your showing.

Built in 2006

Essential Information

MLS® #	A2224193
Price	$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	111, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2C8

Amenities

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

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	72
Zoning	DC

Listing Details

Listing Office	Engel & VÃ¶lkers Calgary

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