

\$275,000 - 302, 2420 34 Avenue Sw, Calgary

MLS® #A2244668

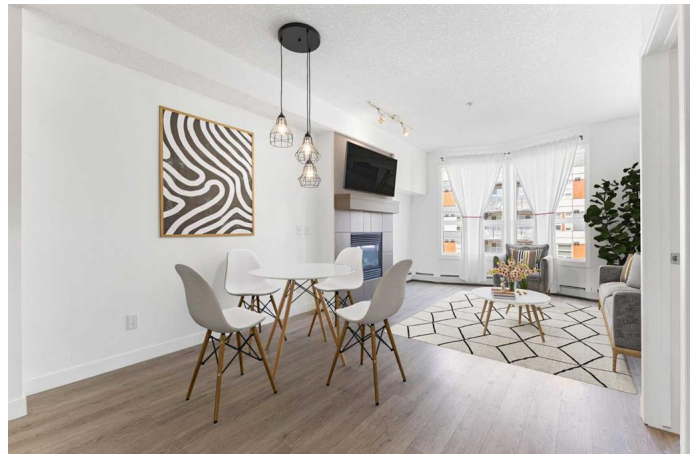
\$275,000

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

IMMACULATE 1 + Den home that redefines the TRUE INNER CITY LIFESTYLE in the heart of MARDALoop! This home is one of the most WALKABLE for almost everything that you need. Walk across the street to get your groceries (EV charging in parking lot) or for a quick pick-me-up coffee at Starbucks. Youâ€™re covered when you need to go for your regular check ups: Doctor (7 mins walk) or Dentist (walk across the street). With exceptional balance of work and play â€“ Downtown (10 mins) or keep an ACTIVE LIFESTYLE at Marda Loop Community Association â€“ tennis, outdoor pool and rink and playground (5 mins). Of course we canâ€™t forget the myriad of shopping, restaurants, and entertainment that Marda Loop is well-known for only a quick walk or drive. As you walk into your new home, youâ€™ll notice the 9 FT CEILINGS and OPEN CONCEPT. Add on newer STAINLESS STEEL APPLIANCES: microwave hood fan (2023), stove (2020), dishwasher (2020), and washer/dryer (2025). Cleaning is made simple with absolute no carpets throughout, only LUXURY VINYL PLANK (2020) and tile. The building supports your urban lifestyle with BIKE STORAGE, and more secure visitor parking that is inside the underground parkade. Travelling within the city is made easy with access to Glenmore Tr, Crowchild Tr, and Sarcee Tr or a quick 4 min walk to the bus stop. Whether youâ€™re a person looking to live in the most lively communities or an



avid investor, make your dream a reality today!

Built in 2006

Essential Information

MLS® #	A2244668
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Ceiling Fan(s), Vinyl Windows, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard, Storage
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	95
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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