

# \$379,900 - 103, 2212 34 Avenue Sw, Calgary

MLS® #A2233321

**\$379,900**

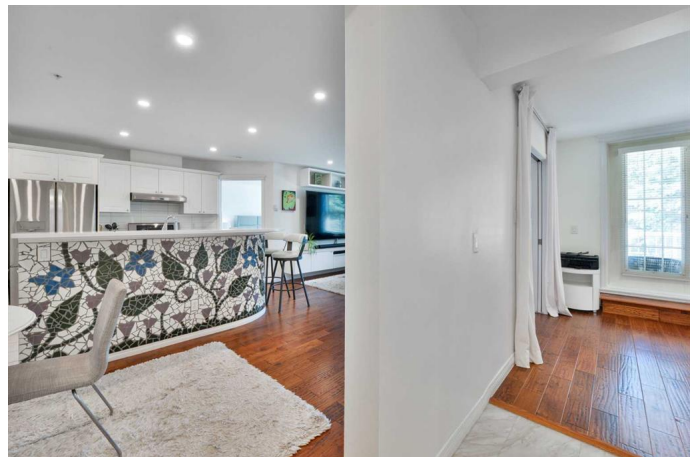
2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully updated, south-facing executive condo in the heart of Marda Loop. Offering two bedrooms and a bright, open layout, this home is perfect for everyday living in one of Calgary's most walkable and vibrant neighbourhoods. The spacious kitchen features quartz countertops, abundant cabinetry, generous storage, and a custom-built eating and storage nook—ideal for both function and style. The open-concept floor plan allows for seamless interaction between the kitchen, great room, and dining area, making it easy to entertain or unwind. The main living area is anchored by a custom entertainment unit, creating the perfect backdrop for movie nights and adding even more thoughtful storage. The primary bedroom offers a peaceful retreat, complete with a large walk-in closet and a private 4-piece ensuite. The second bedroom provides incredible flexibility—ideal for guests, a home office, or both. A custom wall bed (negotiable) adds even more versatility to the space. You'll also appreciate the large laundry room, a second full bathroom, and a private patio where you can relax on warm summer evenings. With two large storage units and an unbeatable location steps from transit, shops, and all the amenities of Marda Loop, this condo truly has it all. Don't miss your opportunity to live in one of Calgary's most desirable communities—book your showing today!

Built in 1999



## Essential Information

MLS® #	A2233321
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	103, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

## Amenities

Amenities	Parking, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Titled

## Interior

Interior Features	See Remarks, Breakfast Bar, Built-in Features
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s)
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
-------------------	---------

Construction      Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed      July 3rd, 2025

Days on Market      26

Zoning      M-C2 d189

### **Listing Details**

Listing Office      RE/MAX Realty Professionals

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