

# \$325,000 - 201, 2111 34 Avenue Sw, Calgary

MLS® #A2235773

**\$325,000**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

This property presents an excellent opportunity for investors and first-time home buyers. Located in Calgary's sought-after Marda Loop neighborhood, this contemporary 2-bedroom, 2-bathroom condominium offers convenient access to a wide range of shops, amenities, and Mount Royal University. The area features diverse dining options, grocery stores including Blush Lane Market and Safeway, fitness centers, coffee shops, bakeries, and recreational spaces such as River Park, which is suitable for year-round activities. Additionally, the location is close to 17th Avenue, major banks, public transit routes, and offers easy connectivity via Crowchild Trail and Glenmore Trail, with downtown only 10 minutes away.

The condo itself features a bright, spacious living area, an updated kitchen with NEW RANGE AND DISHWASHER, featuring granite countertops, luxury vinyl plank and concrete flooring, two full bathrooms, in-suite laundry, and two gas fireplaces. Additional amenities include a quiet balcony, double entrances, assigned rear parking, and available street parking. The modern kitchen and living room create an inviting space for entertaining, while the fireplace-equipped bedroom and living area offer comfort during the winter months. This well-maintained unit is move-in ready and awaits its next owner.

Built in 2004



## Essential Information

MLS® #	A2235773
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 2111 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C5

## Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	21
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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