

# \$415,000 - 406, 2212 34 Avenue Sw, Calgary

MLS® #A2220591

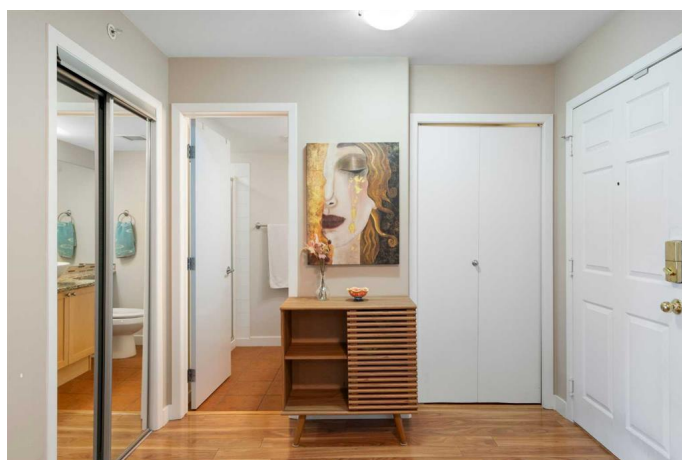
**\$415,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to your new home in South Calgary also known as Marda Loop! Ideal for young professionals, couples, investors, and roommates seeking a vibrant inner-city lifestyle. Just steps away from the trendy Marda Loop Shopping District with its walkable, street-level shopping & dining in the heart of Southwest Calgary. Here you will find everything at your doorstep, cafes, boutiques, grocery and entertainment, making this a great living experience. This inviting 2-bedroom, 2-bathroom TOP FLOOR unit offers an OPEN-CONCEPT living area, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample cabinets, GRANITE countertops, large island, a walk-in corner pantry, and newer stainless-steel appliances. The unit features NO CARPET with laminate flooring throughout, also having no unit above creates a tranquil atmosphere. The in-suite laundry and storage room, ensures your comfort and convenience at all times. The primary bedroom is a generous retreat, featuring a walk-in closet and a spacious 4-piece ensuite. The second bedroom offers versatile space, perfect as a home office or a guest room. Enjoy relaxing on your north-facing COVERED BALCONY equipped with a BBQ gas line. Included is 1 HEATED underground TITLED parking, just steps from the lobby door and additional indoor storage space. The building amenities include party room, underground VISITOR



parking and is PET-FRIENDLY. Experience the ultimate living at Marda Station in the Marda Loop or take advantage of a fantastic investment opportunity!

Built in 1999

### Essential Information

MLS® #	A2220591
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

### Amenities

Amenities	Elevator(s), Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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