

\$289,900 - 302, 2420 34 Avenue Sw, Calgary

MLS® #A2244668

\$289,900

1 Bedroom, 1.00 Bathroom, 579 sqft

Single Family 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!
(id:6289)

Built in 2006

Essential Information

Listing #	A2244668
Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Square Footage	579
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	302, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T2C8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Brick, Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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