

\$399,900 - 1, 1606 34 Avenue Sw, Calgary

MLS® #A2262573

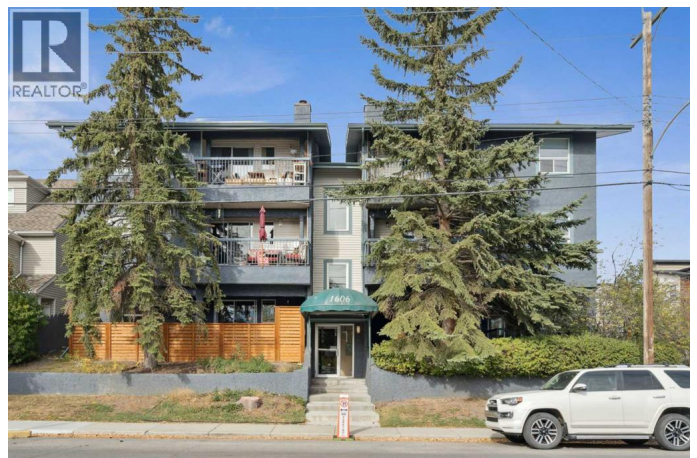
\$399,900

2 Bedroom, 2.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this bright, expansive two bedroom condo in the heart of Marda Loop. Outside your door, the neighborhood delivers coffee shops, local restaurants, fitness studios, boutique shopping, and everyday conveniences along 33 and 34 Avenue SW. Enjoy quick access to River Park and Sandy Beach with off leash paths and bike routes, plus easy transit and a short drive to downtown and Mount Royal University. Inside, the home has been thoughtfully updated in recent years with light fixtures, luxury vinyl plank flooring, fresh paint and stainless steel appliances. Generous living and dining rooms are ideal for entertaining and are separated by a triple sided gas fireplace. The kitchen opens to the living area and features high gloss white cabinetry, granite counters, and a built in pantry. Enjoy a private south facing balcony off the living room, plus a second south facing balcony off the primary bedroom. The spacious primary offers a full wall of built in shelving and an updated 3 piece ensuite. The second bedroom includes a large walk in closet with custom organizers and is served by a 4 piece bath. All closets include upgraded built ins for maximum storage. Prefer a flex space instead of two bedrooms? The layout easily accommodates a home office, library, or lounge. A large in suite laundry room with full size stacked machines adds everyday convenience. This boutique 7 unit, self managed building offers peace of mind. This is the only residence on the main level and it



enjoys both front and back entrances for easy access and privacy. One assigned parking stall and a separate storage unit are included. Please note: 18+ building. Do not miss this opportunity. Book your viewing today.
(id:6289)

Built in 1981

Essential Information

Listing #	A2262573
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,354
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1, 1606 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T2B4

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	1

Interior

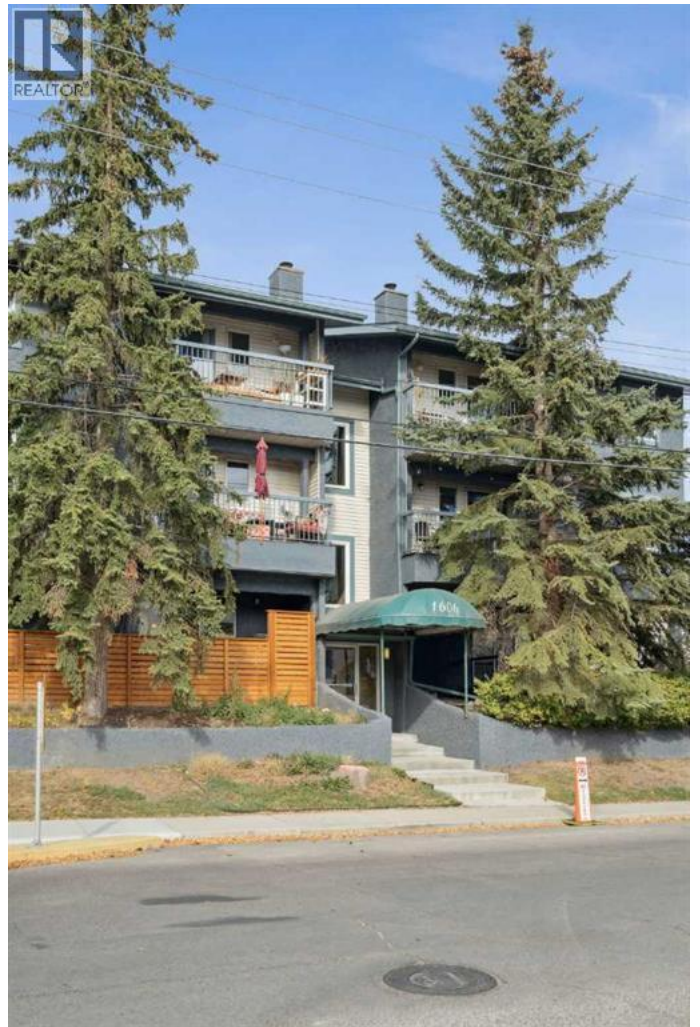
Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Stucco
Construction	Wood frame

Listing Details

Listing Office	RE/MAX First
----------------	--------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:01pm PDT