

# \$374,900 - 208, 2212 34 Avenue Sw, Calgary

MLS® #A2217287

**\$374,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

**\*\*OPEN HOUSE Saturday, May 10th 2-4pm\*\***

Located in the heart of one of Calgary's most vibrant communities, this stylish 2-bedroom condo places you right in the center of Marda Loop. This open-concept home features a warm and inviting living room with a gas fireplace and French doors that open onto your private balcony. The bright white kitchen includes stainless steel appliances, a pantry, and a central island with a breakfast bar—perfect for entertaining. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and adjacent to a 3-piece bath. Additional features include in-suite laundry, Titled secure underground parking stall and a storage locker attached to the underground parkade. Steps from all that Marda Loop has to offer, this condo places you in the heart of one of Calgary's most vibrant communities. Walk across the street to Safeway, grab coffee at Starbucks, or explore the diverse dining scene along 33rd Avenue. Enjoy nearby walking and biking paths or unwind in River Park's expansive green space. Marda Loop is known for its community spirit, cultural energy, and urban charm. Downtown is just a 7-minute drive or 18-minute bike ride, and Mount Royal University is only 5 minutes by car. Quick access to major routes makes getting to the University of Calgary, Rockyview Hospital, or the mountains easy. With a prime location and unbeatable walkability, this condo is your



gateway to a connected and fulfilling lifestyle.

Built in 1998

### Essential Information

MLS® #	A2217287
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	208, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

### Amenities

Amenities	Elevator(s), Parking, Party Room, Storage, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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