

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

MLS® #A2244668

**\$289,900**

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential 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!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244668          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 579               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 2420 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C8                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Parkade, Stall, Underground                                                    |
| # of Garages   | 1                                                                              |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Track Lighting |
| 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                      |
| Basement        | None                   |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Courtyard, Storage                  |
| Lot Description   | Few Trees                           |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 69              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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