

# \$379,900 - 103, 2212 34 Avenue Sw, Calgary

MLS® #A2233321

**\$379,900**

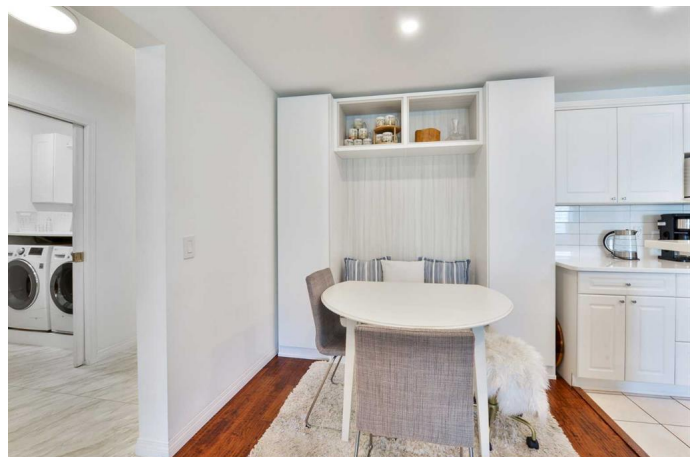
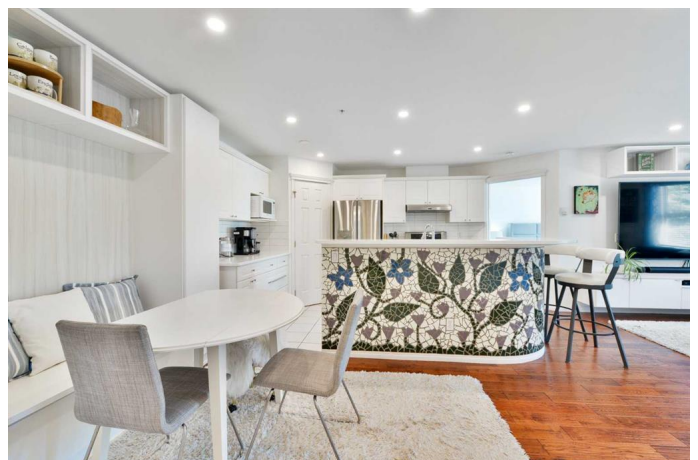
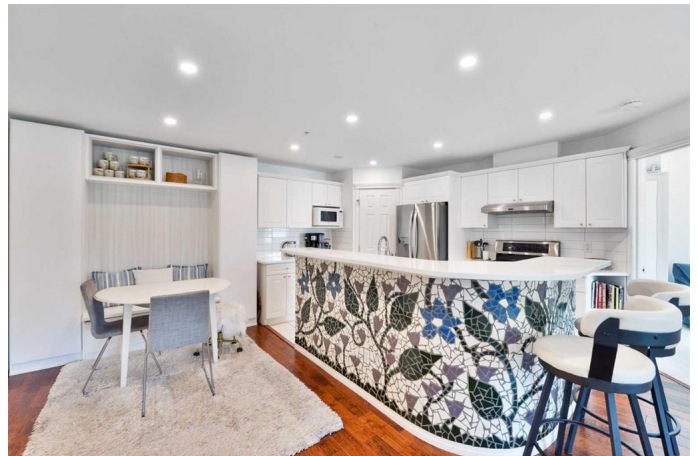
2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully updated, south-facing executive condo in the heart of Marda Loop. Offering two bedrooms and a bright, open layout, this home is perfect for everyday living in one of Calgary's most walkable and vibrant neighbourhoods. The spacious kitchen features quartz countertops, abundant cabinetry, generous storage, and a custom-built eating and storage nook—ideal for both function and style. The open-concept floor plan allows for seamless interaction between the kitchen, great room, and dining area, making it easy to entertain or unwind. The main living area is anchored by a custom entertainment unit, creating the perfect backdrop for movie nights and adding even more thoughtful storage. The primary bedroom offers a peaceful retreat, complete with a large walk-in closet and a private 4-piece ensuite. The second bedroom provides incredible flexibility—ideal for guests, a home office, or both. A custom wall bed (negotiable) adds even more versatility to the space. You'll also appreciate the large laundry room, a second full bathroom, and a private patio where you can relax on warm summer evenings. With two large storage units and an unbeatable location steps from transit, shops, and all the amenities of Marda Loop, this condo truly has it all. Don't miss your opportunity to live in one of Calgary's most desirable communities—book your showing today!

Built in 1999



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233321          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 2212 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C6                |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Party Room, Storage, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Titled, Underground                           |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, See Remarks                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Hot Water                                                    |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas                                                          |
| # of Stories      | 4                                                            |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Stucco, Wood Frame

**Additional Information**

Date Listed            July 3rd, 2025  
Days on Market        33  
Zoning                  M-C2 d189

**Listing Details**

Listing Office           RE/MAX Realty Professionals

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