

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

MLS® #A2262573

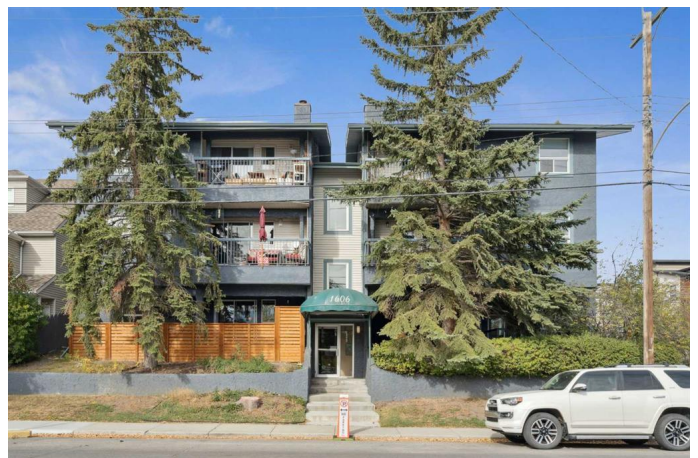
\$399,900

2 Bedroom, 2.00 Bathroom, 1,354 sqft

Residential 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.

Built in 1981

Essential Information

MLS® #	A2262573
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1, 1606 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

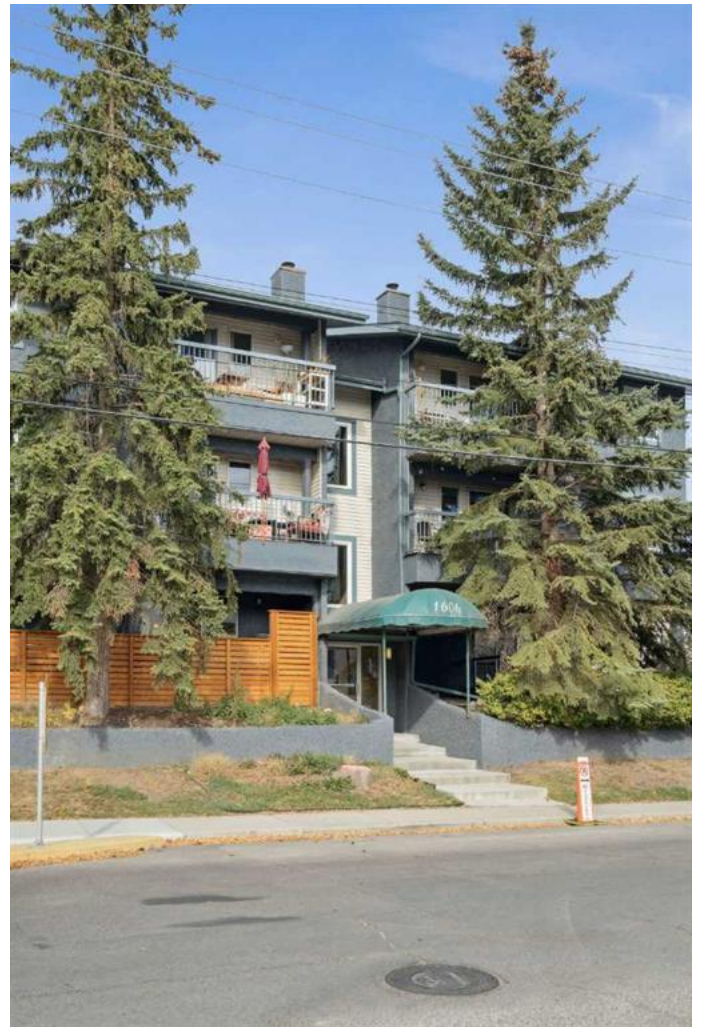
Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	October 8th, 2025
Days on Market	17
Zoning	M-C1

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.