

**105, 2212 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2175134**



**\$417,500**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 707
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Charming South-Facing 2-Bedroom Condo in Marda Loop! Sunny 2-bedroom, 2-bathroom condo with great south exposure. Perfectly situated in the vibrant neighborhood of Marda Loop, this home is just steps from parks, bakeries, coffee shops, Safeway, Blush Lane, restaurants, bars, banks, and fitness gyms—ideal for those who love urban living with walkability and easy access to transit. The two spacious bedrooms feature large windows and are separated by the living room, with each boasting its own beautifully updated bathroom. The stylish, open-concept kitchen includes a large island, a spacious corner pantry, and updated stainless steel appliances—perfect for culinary adventures and entertaining. The inviting living area features a cozy fireplace and opens to a sunny balcony, ideal for morning coffee or evening sunsets. Enjoy in-suite laundry and storage room for added daily convenience. The unit comes with an assigned basement storage locker and a titled parking stall in the heated underground parkade. Underground visitor parking and social room with kitchen, outdoor patio, and pool table offer additional space for hosting gatherings with friends and family. Beautiful condo in one of Calgary’s most sought-after neighborhoods.