

# \$350,000 - 1, 2212 34 Avenue Sw, Calgary

MLS® #A2263598

**\$350,000**

1 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

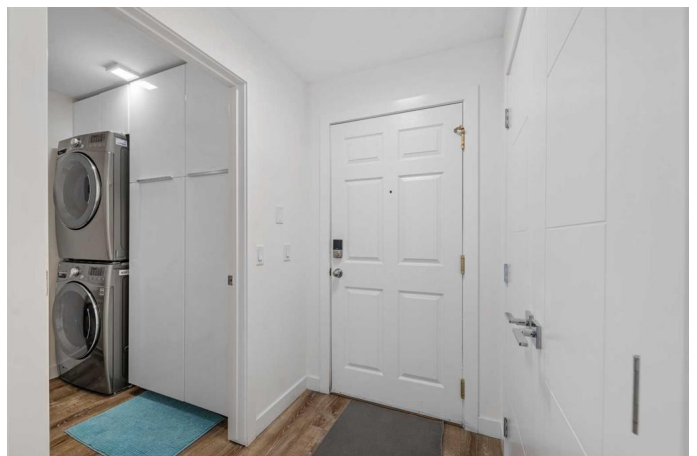
Welcome to this fully renovated, ground-floor modern condo in the heart of Marda Loop — one of Calgary's most vibrant inner-city districts. This bright, south-facing 1-bedroom plus office end unit seamlessly blends contemporary design with everyday functionality.

Step inside to find flat-painted ceilings, wide-plank LVP flooring, and a modern open-concept layout filled with natural light. The sleek white quartz countertops, stainless-steel appliances, and custom built-ins elevate the kitchen and living areas with a refined, minimalist aesthetic.

A set of frosted French doors opens to a dedicated office — an ideal space for professionals working from home. The spacious patio, surrounded by mature trees, extends your living area outdoors and offers private, street-level access that feels more like a townhouse than a condo.

Additional highlights include LED lighting throughout, a newly updated bathroom with tiled shower and vanity, and ample in-suite and built-in storage.

This well-managed building provides exceptional value with a titled underground parking stall, two large storage units, visitor parking, and a common lounge available for private gatherings. Pets are welcome, and the



reserve fund is healthy.

Perfectly located just steps from boutique shops, caf  s, and dining in Marda Loop, this home boasts a walk score of 92 â   meaning nearly everything you need is right outside your door.

Whether you  re a first-time buyer, a young professional, or someone seeking a lock-and-leave lifestyle in a premier inner-city neighbourhood, this property offers the best of both comfort and convenience.

Built in 1998

**Essential Information**

MLS�� #	A2263598
Price	\$350,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

**Amenities**

Amenities	Clubhouse, Elevator(s), Party Room, Storage, Visitor Parking
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Parking Spaces	1
Parking	Underground, Additional Parking

### Interior

Interior Features	Built-in Features, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Private Entrance
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	M-C2 d189

### Listing Details

Listing Office	Synterra Realty
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