

# \$270,000 - 103, 2420 34 Avenue Sw, Calgary

MLS® #A2254081

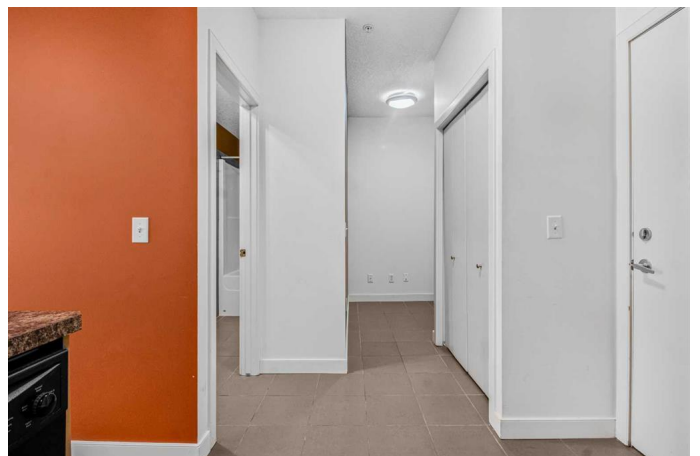
**\$270,000**

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Immaculate and vacant, this 1 bedroom plus den, 1 bathroom ground-floor condo in the heart of Marda Loop offers the perfect blend of comfort and convenience with a private patio and one of Calgary's most walkable locations. Just steps from Safeway, Starbucks, Village Ice Cream, Cobs Bread, shops, restaurants, doctors, dentists, and the vibrant Marda Loop Community Association with tennis, an outdoor pool, rink, and playground, this home is also minutes from Sandy Beach and River Park's scenic dog-friendly pathways. Inside, you'll love the 9 ft ceilings, open-concept layout, luxury vinyl plank and tile flooring, and a cozy gas fireplace in the living room. The U-shaped kitchen with peninsula island and breakfast bar provides ample storage, while in-suite laundry adds everyday convenience. Building amenities include bike storage, visitor parking, a storage unit on the main floor, and a titled underground parking stall. With a nice courtyard setting and easy access to major routes, this is the ideal opportunity to enjoy vibrant inner-city living.



Built in 2006

## Essential Information

MLS® # A2254081

Price \$270,000

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	103, 2420 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C8

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Other
Construction	Wood Frame

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	Real Broker
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