

# \$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 | 44                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.