

\$325,000 - 304, 2440 34 Avenue Sw, Calgary

MLS® #A2264985

\$325,000

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully appointed 2 bedroom, 2 bathroom condo. Thoughtfully designed, the layout features a central living area that separates the two bedrooms, offering both privacy and comfort, perfect for roommates, guests, or a home office setup. Both bedrooms are spacious enough to comfortably accommodate king size beds, with the primary bedroom boasting a large walk-through closet and a private ensuite, while the second bedroom is conveniently located near the main bathroom. Hardwood floors flow throughout the open-concept living space, complemented by large windows that bring in plenty of natural light and create an inviting, airy atmosphere. The galley-style kitchen features granite countertops, sleek cabinetry, and a convenient bar style seating area, perfect for casual meals or entertaining guests. The in-suite laundry doubles as a storage room, adding extra functionality to the space. Enjoy your morning coffee or evening glass of wine on the private balcony, a cozy outdoor retreat. Additional highlights include secure, heated underground parking. Outside your door, immerse yourself in everything Marda Loop has to offer, from artisanal coffee, casual dining, and curated finds at local shops. With walkable streets, outdoor patios, wellness studios, and year round events, this home offers connected, convenient inner-city living in one of Calgary's most sought-after neighborhoods



Built in 2004

Essential Information

MLS® #	A2264985
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 2440 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2C8

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Storage, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
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