

# \$379,900 - 7, 2212 34 Avenue Sw, Calgary

MLS® #A2243773

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

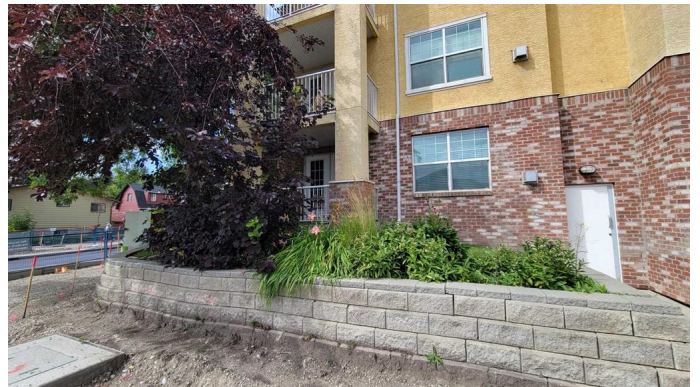
**Bright & Spacious Corner Unit in Coveted Marda Loop!**

Discover the perfect blend of comfort and convenience in this spacious 1,084 sq ft 2-bedroom + den apartment, ideally located in one of Calgary's most sought-after communities—Marda Loop. This Southeast-facing corner unit on the main level offers abundant natural light and a thoughtfully designed layout that feels like home from the moment you walk in.

Enjoy outdoor living with your own 11' x 7' private patio, perfect for morning coffee or evening unwinding. Inside, the open-concept kitchen features a sit-up breakfast bar, seamlessly connecting to the dining room and living room, where a cozy fireplace adds warmth and charm.

The primary suite is a serene retreat with a walk-in closet and a 4-piece ensuite bathroom. A second full bathroom with a step-in shower offers added convenience for guests or family. The den provides flexible space for a home office, hobby room, or extra storage. Additional highlights include In-suite laundry, titled underground parking, indoor visitor parking and a secure storage locker. All this in a vibrant neighborhood known for its boutique shops, cafes, parks, and easy access to downtown. Whether you're a professional, downsizer, or investor, this unit checks all the boxes.

Schedule your private showing today and experience Marda Loop living at its finest!



Built in 1999

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243773          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,084             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 2212 34 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 2C6              |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Visitor Parking, Elevator(s), Recreation Room |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Titled, Underground                  |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| # of Stories      | 4                                                                                  |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 38               |
| Zoning         | M-C2 d189        |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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