

\$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

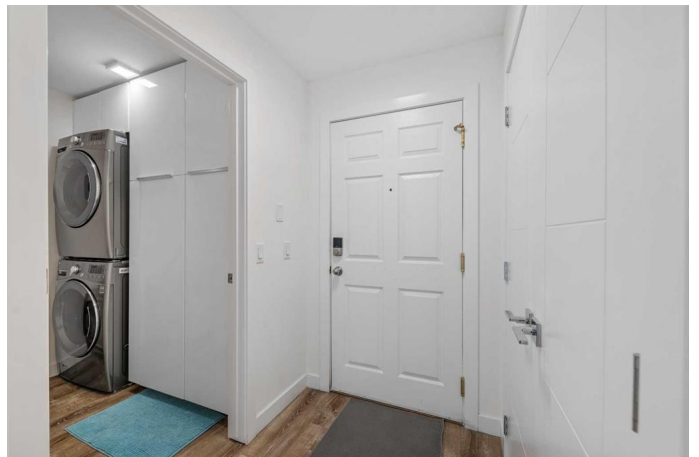
Welcome to this fully renovated, ground-floor modern condo in the heart of Marda Loop — one of Calgary's most vibrant inner-city districts. This bright, south-facing 1-bedroom plus office end unit seamlessly blends contemporary design with everyday functionality.

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	Additional Parking, Underground

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	3
Zoning	M-C2 d189

Listing Details

Listing Office	Synterra Realty
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