

# \$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

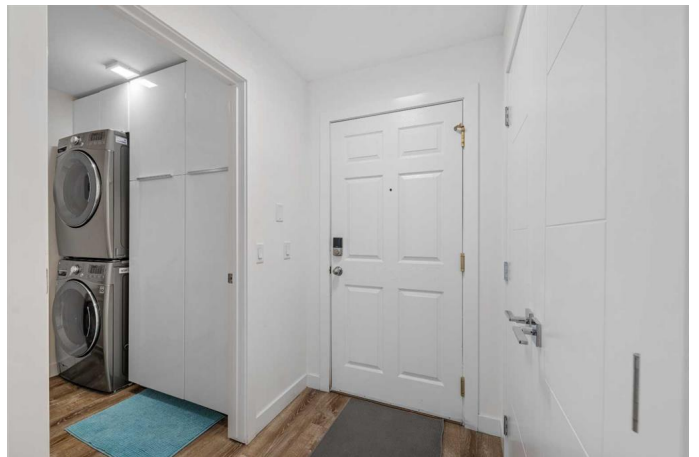
Welcome to this fully renovated, ground-floor modern condo in the heart of Marda Loop — one of Calgary's most vibrant inner-city districts. This bright, south-facing 1-bedroom plus office end unit seamlessly blends contemporary design with everyday functionality.

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, Visitor Parking, Storage |
|-----------|--------------------------------------------------------------|

|                |                                 |
|----------------|---------------------------------|
| 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 | 17                |
| Zoning         | M-C2 d189         |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Synterra Realty |
|----------------|-----------------|

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