

103, 2212 34 Avenue SW  
Calgary, Alberta

MLS # A2255540

**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 896 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                               |                   |           |
|--------------------|-----------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Hot Water                                     | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, See Remarks   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                             | <b>Condo Fee:</b> | \$ 665    |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                     | <b>Zoning:</b>    | M-C2 d189 |
| <b>Foundation:</b> | -                                             | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, See Remarks |                   |           |

**Inclusions:** NA

Welcome to this beautifully updated, south-facing, second-floor executive condo in the heart of Marda Loop. Offering two bedrooms and a bright, open layout, this home is perfect for everyday living in one of Calgary's most walkable and vibrant neighbourhoods. The spacious kitchen features quartz countertops, abundant cabinetry, generous storage, and a custom-built eating and storage nook—ideal for both function and style. The open-concept floor plan allows for seamless interaction between the kitchen, great room, and dining area, making it easy to entertain or unwind. The main living area is anchored by a custom entertainment unit, creating the perfect backdrop for movie nights and adding even more thoughtful storage. The primary bedroom offers a peaceful retreat, complete with a large walk-in closet and a private 4-piece ensuite. The second bedroom provides incredible flexibility—ideal for guests, a home office, or both. A custom wall bed (negotiable) adds even more versatility to the space. You'll also appreciate the large laundry room, a second full bathroom, and a private patio where you can relax on warm summer evenings. With two large storage units and an unbeatable location steps from transit, shops, and all the amenities of Marda Loop, this condo truly has it all. Don't miss your opportunity to live in one of Calgary's most desirable communities—book your showing today!