

**302, 2212 34 Avenue SW  
Calgary, Alberta**

**MLS # A2225985**



**\$375,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 768

**LLD:** -

**Zoning:** M-C2 d189

**Utilities:** -

**Inclusions:** NA

\*\*\*Open House: Saturday, May 31st 9:00 - 11:00 am\*\*\* Perfectly positioned in the heart of vibrant Marda Loop, this bright and spacious CORNER UNIT offers both comfort and convenience in one of Calgary's most walkable and dynamic communities. Welcome to 302, 2212 34 Avenue SW, a beautifully maintained 2 bedroom, 2 bathroom SW-facing condo boasting high ceilings, large windows and abundant natural light, creating a warm and inviting space to call home. Just steps from your door, explore a rich array of locally loved cafés, award-winning restaurants, boutique shops, fitness studios and everyday essentials, all while being moments to River Park, Elbow River trails and only a quick transit ride to Mount Royal University. Inside, the well-proportioned layout is both functional and welcoming. The kitchen features stainless steel appliances, white cabinetry, ample counter space, a pantry and a large breakfast bar that opens to a separate dining area, ideal for casual meals or hosting friends. A spacious living room provides access to the expansive covered west-facing balcony, offering sunny afternoon light and treetop views, perfect for summer barbecues and time spent unwinding. The thoughtful layout separates the two bedrooms for maximum privacy. The primary suite is a true owner's retreat with corner windows, a walk-in closet and a private 4-piece ensuite. The second bedroom is ideally located on the other side of the unit next to the second bathroom, making it perfect for guests, roommates, a home office or a home gym. Additional features include in-suite laundry, a titled underground heated parking stall, two storage lockers (one titled), a building elevator and a communal social room for extra entertainment space or gathering with neighbours. Pet-friendly upon board approval too! You're just 10 minutes to downtown and

15 minutes to get out of the city, combining inner-city vibrancy with everyday practicality. With its unbeatable location, smart layout and move-in ready appeal, this is your opportunity to enjoy a desirable inner-city lifestyle without sacrificing privacy or comfort!