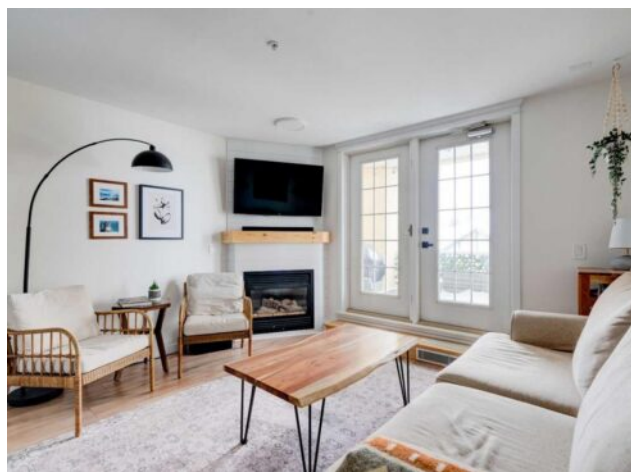


306, 2212 34 Avenue SW  
Calgary, Alberta

MLS # A2306039



## \$379,900

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 629

**LLD:** -

**Zoning:** M-C2 d189

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully fully renovated 2-bedroom, 2-bathroom home, perfectly situated in the highly sought-after neighbourhood of Marda Loop. Offering a fantastic location, you'll enjoy the convenience of being just walking distance to shopping, dining, schools, and everyday amenities. Inside, the home has been thoughtfully updated from top to bottom, featuring modern finishes and a functional layout. The spacious living areas create a warm and inviting atmosphere, ideal for both relaxing and entertaining. The primary bedroom includes its own private bathroom, while the second bedroom offers flexibility for family, guests, or a home office. Whether you're a first-time buyer, downsizing, or looking for a turnkey investment, this move-in-ready home checks all the boxes. Located in a friendly, established community, it's the perfect blend of style, comfort, and location. Don't miss your chance to own this stunning home in an unbeatable area!