

\$379,900 - 7, 2212 34 Avenue Sw, Calgary

MLS® #A2243773

\$379,900

2 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Bright & Spacious Corner Unit in Coveted Marda Loop!

Discover the perfect blend of comfort and convenience in this spacious 1,084 sq ft 2-bedroom + den apartment, ideally located in one of Calgary's most sought-after communities—Marda Loop. This Southeast-facing corner unit on the main level offers abundant natural light and a thoughtfully designed layout that feels like home from the moment you walk in.

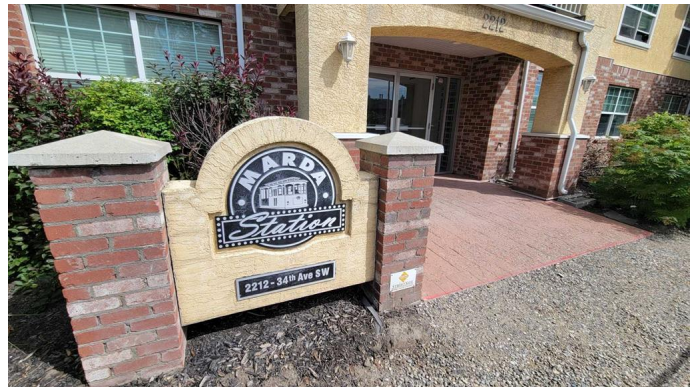
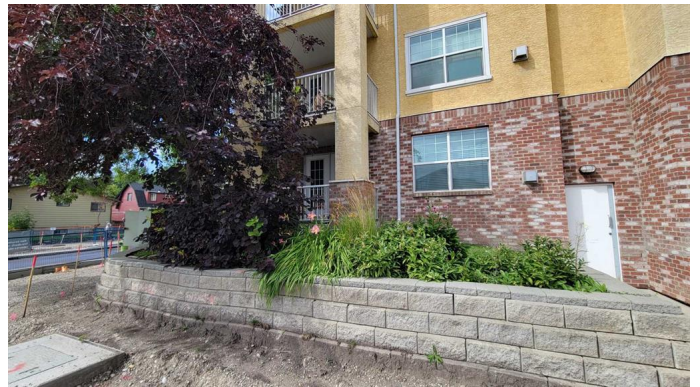
Enjoy outdoor living with your own 11' x 7' private patio, perfect for morning coffee or evening unwinding. Inside, the open-concept kitchen features a sit-up breakfast bar, seamlessly connecting to the dining room and living room, where a cozy fireplace adds warmth and charm.

The primary suite is a serene retreat with a walk-in closet and a 4-piece ensuite bathroom. A second full bathroom with a step-in shower offers added convenience for guests or family. The den provides flexible space for a home office, hobby room, or extra storage.

Additional highlights include In-suite laundry, titled underground parking, indoor visitor parking and a secure storage locker.

All this in a vibrant neighborhood known for its boutique shops, cafes, parks, and easy access to downtown. Whether you're a professional, downsizer, or investor, this unit checks all the boxes.

Schedule your private showing today and experience Marda Loop living at its finest!



Built in 1999

Essential Information

MLS® #	A2243773
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	7, 2212 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

Amenities

Amenities	Elevator(s), Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame, Stucco

Additional Information

Date Listed	August 7th, 2025
Days on Market	23
Zoning	M-C2 d189

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.