



2440 34 Avenue Calgary Alberta

\$335,000

Welcome to Unit 311, 2440 34 Avenue SW -- a freshly painted, 2-bed, 2-bath condo offering bright, open-concept living in one of Calgary's most vibrant urban communities. This top-floor home (elevator access) features large windows, a cozy gas fireplace, luxury vinyl plank flooring, in-suite laundry, and a private balcony perfect for coffee or evening sunsets. The spacious kitchen includes upgraded appliances, ample storage and a breakfast bar, while the primary suite offers a walk-through closet and ensuite bath. This unit comes with one titled parking stall and is steps away from a newly constructed walking/bike path and two turns away from Crowchild Trail. Located in Marda Loop, you'll be steps from Calgary's best cafes, restaurants, boutiques, and fitness studios. With tree-lined streets, weekly markets, and easy access to downtown, this neighborhood blends city convenience with community charm. Celebrate the holidays in this move-in-ready gem! **Airbnb friendly building, pet friendly** (id:6769)

Living room 16.00 Ft x 11.92 Ft

Kitchen 9.08 Ft x 8.33 Ft

Dining room 8.67 Ft x 9.33 Ft

Primary Bedroom 14.75 Ft x 11.08 Ft

Other 7.33 Ft x 5.58 Ft

4pc Bathroom 9.83 Ft x 5.92 Ft

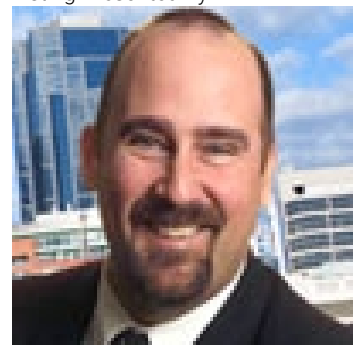
Bedroom 11.42 Ft x 9.75 Ft

Foyer 5.75 Ft x 4.75 Ft

Laundry room 7.08 Ft x 4.92 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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