



GRASSROOTS
REALTY GROUP

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1, 2212 34 Avenue SW
Calgary, Alberta

MLS # A2263598



\$350,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	903 sq.ft.	Age:	1998 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d189
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	None		

Welcome to this fully renovated, ground-floor modern condo in the heart of Marda Loop — one of Calgary's most vibrant inner-city districts. This bright, south-facing 1-bedroom plus office end unit seamlessly blends contemporary design with everyday functionality. Step inside to find flat-painted ceilings, wide-plank LVP flooring, and a modern open-concept layout filled with natural light. The sleek white quartz countertops, stainless-steel appliances, and custom built-ins elevate the kitchen and living areas with a refined, minimalist aesthetic. A set of frosted French doors opens to a dedicated office — an ideal space for professionals working from home. The spacious patio, surrounded by mature trees, extends your living area outdoors and offers private, street-level access that feels more like a townhouse than a condo. Additional highlights include LED lighting throughout, a newly updated bathroom with tiled shower and vanity, and ample in-suite and built-in storage. This well-managed building provides exceptional value with a titled underground parking stall, two large storage units, visitor parking, and a common lounge available for private gatherings. Pets are welcome, and the reserve fund is healthy. Perfectly located just steps from boutique shops, cafés, and dining in Marda Loop, this home boasts a walk score of 92 — meaning nearly everything you need is right outside your door. Whether you're a first-time buyer, a young professional, or someone seeking a lock-and-leave lifestyle in a premier inner-city neighbourhood, this property offers the best of both comfort and convenience.