

# \$289,800 - 305, 2420 34 Avenue Sw, Calgary

MLS® #A2195702

**\$289,800**

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to Dream â€“ a well-managed complex with low condo fees located in the heart of Marda Loop. Donâ€™t miss this fantastic lifestyle or investment opportunity!

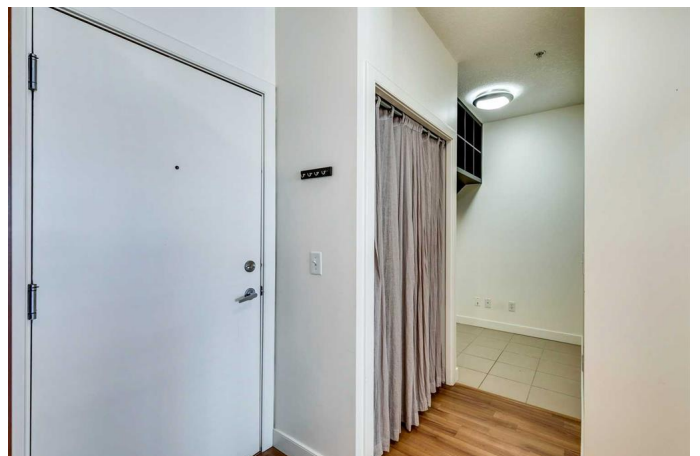
This unit features a bright, open floor plan with a functional kitchen, dining, and living area. The kitchen offers plenty of counter space, ample cabinetry, black appliances, a tiled backsplash, and a sit-up breakfast bar. The living room is finished with durable laminate flooring and a cozy gas fireplace, perfect for relaxing or entertaining. The primary bedroom is well-sized and offers a walk-through closet leading to a fully tiled 4-piece bathroom. Additional conveniences include a large deck for seasonal lounging and bbqing, in-suite laundry with a stacked washer and dryer, title parking, separate storage locker and bike storage. This pet-friendly (with board approval) building combines comfort with convenience. Located just steps from Safeway, Starbucks, boutique shops, restaurants, pubs, and all the amenities Marda Loop has to offer, the Dream complex is also just minutes from transit, Crowchild Trail, Downtown Calgary, MRU, and more. Call today to schedule your private viewing!

Built in 2007

## Essential Information

MLS® #

A2195702



|                |               |
|----------------|---------------|
| Price          | \$289,800     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 573           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 305, 2420 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C8                |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking                                |
| Parking Spaces | 1                                                       |
| Parking        | Insulated, Parkade, Secured, Titled, Underground, Owned |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                       |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| # of Stories      | 4                                                                                               |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Construction      | Composite Siding, Wood Frame |

## **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 45                  |
| Zoning         | DC                  |

## **Listing Details**

Listing Office            The Home Hunters Real Estate Group Ltd.

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.