

311, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2268483



\$345,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

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 caf  s, 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!