

# \$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!

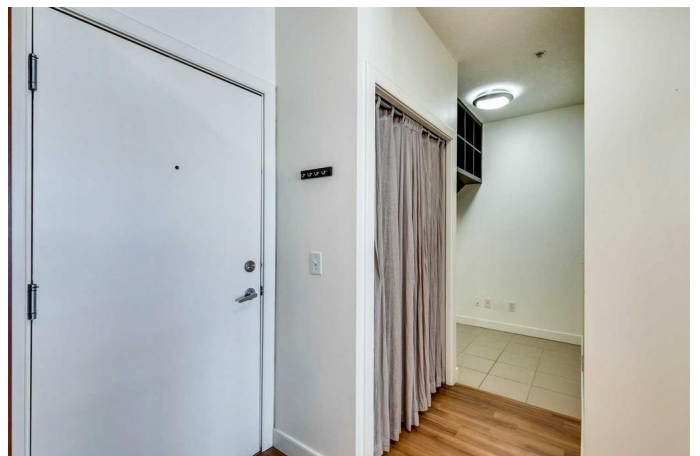
This unit features a bright, open floor plan with a functional kitchen, dining, and living area. The kitchen offers plenty of counter space, ample cabinetry, black appliances, a tiled backsplash, and a sit-up breakfast bar. The living room is finished with durable laminate flooring and a cozy gas fireplace, 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	46
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.