

# \$345,000 - 311, 2440 34 Avenue Sw, Calgary

MLS® #A2268483

**\$345,000**

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

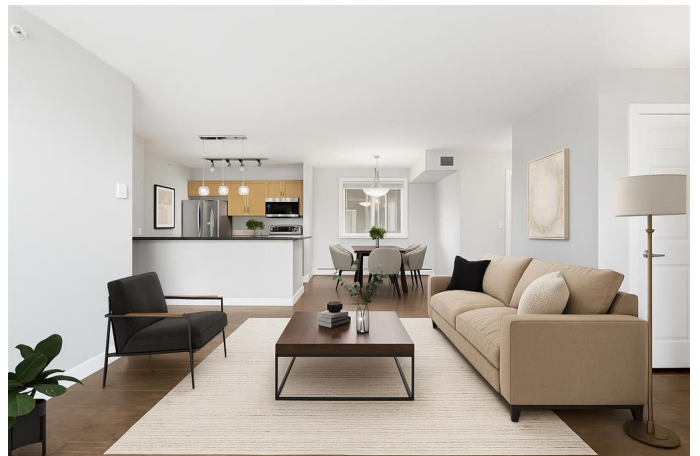
Welcome to Unit 311, 2440 34 Avenue SW â€” a freshly painted, 2-bed, 2-bath condo offering bright, open-concept living in one of Calgaryâ€™s most vibrant urban communities. This top-floor home (elevator access) features large windows, a cozy gas fireplace, luxury vinyl plank flooring, in-suite laundry, 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, youâ€™ll be steps from Calgaryâ€™s best cafÃ©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!

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2268483  |
| Price     | \$345,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 959               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311, 2440 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C8                |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Gazebo              |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                        |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard                                                            |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas, Living Room                                                     |
| # of Stories      | 3                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Courtyard                |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 9                  |

ZoningM-C1

Listing Details

Listing OfficeeXp Realty

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