# \$315,000 - 107, 2440 34 Avenue Sw, Calgary

MLS® #A2263271

# \$315,000

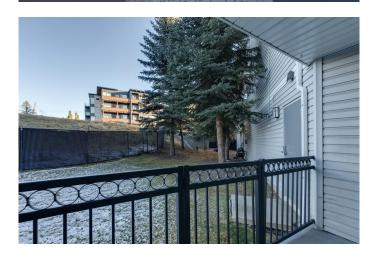
2 Bedroom, 2.00 Bathroom, 1,001 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Looking for a little more space to stretch out at a great price? This inner city condo is over 1,000 square feet with 2 bedrooms, 2 full baths, underground parking and incredible GROUND FLOOR PATIO ACCESS, perfect for pet owners or anyone that likes to hang out outside! Bring your vision to life with this blank slate - so much space and a great layout to update to your own tastes. The location is incredible with a Walk Score of 90! Safeway is literally across the street and within close walking distance, you have artisan ice cream, the best of Calgary's local coffee shops, both pub-style and more elevated restaurants and bars, organic grocery store, doggie daycare, Marda Loop brewing, clothing boutiques, salons and so much more. Head down a few more blocks and you have access to River Park, one of the Calgary's most treasured inner city parks and off-leash spaces. This unit is spacious throughout with an open-concept kitchen, living & dining area with gas fireplace and patio doors. Primary bedroom has a walk-through closet and FULL ENSUITE! Second bedroom has a view of the courtyard and is adjacent to the second full bath. At the front entry, you will find a large laundry & storage room with side-by-side washer & dryer as well as a nicely sized front coat closet. This unit is clean and well-maintained. Leave behind the high price-per-square foot of newer construction and create your own oasis here at an affordable price in one of YYC's trendiest neighbourhoods!







## **Essential Information**

MLS® # A2263271 Price \$315,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,001 Acres 0.00 Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 107, 2440 34 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 2C8

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, Elevator, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 4

# **Exterior**

Exterior Features Balcony, Barbecue

Construction Brick, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed October 15th, 2025

Days on Market 20

Zoning M-C1

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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