

\$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!

****Airbnb friendly building, pet friendly****

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	12
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

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.