106 2420 34 Avenue SW

Calgary | Active | MLS® A2313674

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2007**	**844.76 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

This beautiful residence offers two well appointed bedrooms and two full bathrooms, thoughtfully designed for comfortable everyday living. The kitchen features stainless steel appliances, granite countertops, a raised eating bar, and an electric stove, all opening seamlessly into the bright and inviting living area complete with a cozy gas fireplace and adjoining patio. Both bedrooms feature carpet flooring, generous closet space, and room for queen sized beds. The suite also includes window coverings, titled underground parking, and a dedicated storage locker. Condo fees include both heat and water for added convenience.

Located in one of Calgary’s most sought after inner city communities, this home places you in the heart of vibrant Marda Loop and Garrison Woods. Enjoy a walkable lifestyle surrounded by trendy cafés, restaurants, boutique shopping, fitness studios, grocery stores, and everyday amenities just steps from your door. The area is known for its tree lined streets, welcoming atmosphere, and strong sense of community, while offering quick access to downtown, parks, pathways, and green spaces. Whether you are enjoying a morning coffee, an evening patio, or a stroll through the neighbourhood, this location perfectly balances convenience, lifestyle, and inner city charm.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2313674
Bedrooms	2
Bathrooms	2
Year Built	2007
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	844.76 sq. ft.

Condo Fee:	$576.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Northwest
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0614003
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Brick, Composite Siding, Metal Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Dream
Community:	South Calgary
Amenities:	Bicycle Storage, Elevator(s), Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'4" × 9'5" ·
Main Floor	Dining Room · 9'4" × 8'3" ·
Main Floor	Foyer · 9'5" × 9'3" ·
Main Floor	Kitchen · 8'7" × 7'5" ·
Main Floor	Living Room · 13'7" × 11'11" ·
Main Floor	Bedroom - Primary · 12'10" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings

Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	May 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-2420-34-avenue-sw-calgary-a2313674/

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