

\$472,500 - 320, 2233 34 Avenue Sw, Calgary

MLS® #A2216958

\$472,500

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

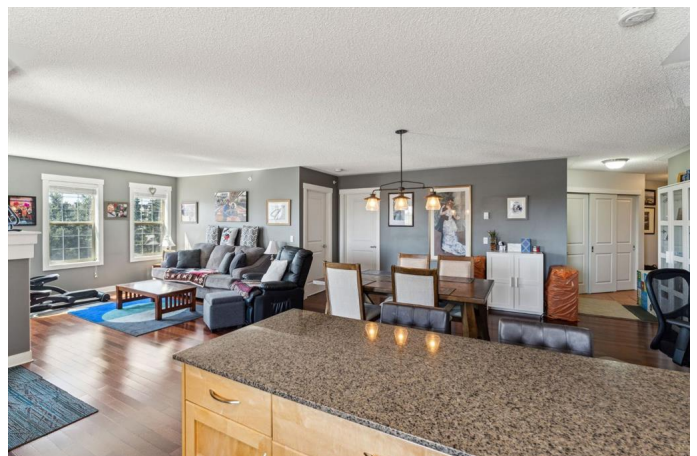
Garrison Woods, Calgary, Alberta

Enjoy the vibe of Marda Loop! This is a lovely bright corner condo with loads of windows on the top floor! This is one of the largest condos in this building. There are two bedrooms, both with their own 4 piece ensuite, a great sized versatile den that can be used for storage, home office or extra guest.. The dining, living and kitchen areas are open concept and fabulous for entertaining and boast engineered maple hardwood flooring. There's also ensuite laundry. The parking stall and storage unit are both titled, condo fees include utilities, the building is very well maintained and the management company is accessible. So many amenities are nearby and within walking distance; you can enjoy Village Ice Cream, Starbucks, Cobs Bread, Blush Lane, Safeway, restaurants, bars, lovely shops or just going for a stroll! It's a great place to call home! *Please note: this condo is tenant occupied until June 30th, they are currently using the den as extra storage.

Built in 2003

Essential Information

MLS® #	A2216958
Price	\$472,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162



Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	320, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Off Street, Stall
# of Garages	1

Interior

Interior Features	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	City Lot
Roof	Membrane, Mixed
Construction	Brick, Concrete, Mixed, Wood Frame

Additional Information

Date Listed	May 7th, 2025
Days on Market	44
Zoning	DC

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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