

# \$289,000 - 312, 2233 34 Avenue Sw, Calgary

MLS® #A2239966

**\$289,000**

1 Bedroom, 1.00 Bathroom, 567 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this bright and stylish 1-bed + den condo in one of Calgary's most sought-after inner-city communities – Marda Loop! Located in the pet-friendly Gateway Garrison Woods, featuring a spacious open layout, granite counters, rich maple cabinetry, a breakfast island, and newer appliances (fridge 2021, dishwasher 2024). The living room opens to a large, covered East-facing balcony with peaceful, treed views. The bedroom includes a full-width closet, and the versatile den is perfect for a home office or extra storage. Enjoy fantastic amenities: resident lounge, BBQ deck, rooftop patio, elevator, secure bike storage, and underground titled parking. Condo fees include all utilities! Just steps from trendy shops, cafes, restaurants, parks, River Park, Sandy Beach & more. This is inner-city living at its best – ideal for first-time buyers, professionals, or investors! Schedule your private showing today – your Marda Loop life awaits!

Built in 2003

## Essential Information

MLS® #	A2239966
Price	\$289,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	567
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	312, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick

### Additional Information

Date Listed	July 18th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

### Listing Details

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