

**320, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216958**



## \$482,500

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Mixed	<b>Condo Fee:</b>	\$ 760
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

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.