

**373, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286752**



**\$325,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 634
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** na

INCREDIBLE LOFT in an Unbeatable inner-city location in Marda Loop! Step outside and you're right there for everything people actually want day-to-day: restaurants, coffee, boutiques, fitness & Safeway is steps away. Even better, Starbucks is right outside your front door! A RARE opportunity in this building. This spacious TWO-STOREY LOFT offers a highly sought-after floor plan that doesn't hit the market often. On the main level, you'll love the bright, open-concept layout with huge windows, granite countertops, stainless appliances & a convenient 2-piece bath. The living room impresses with soaring ceilings & plenty of space to relax & entertain, plus clever under-stair storage for all the extras. Upstairs, the primary bedroom is generously sized with an oversized walk-in closet, in-suite laundry & a 4-piece en-suite bath. The location truly stands out: enjoy quick access to the river pathways, Sandy Beach Park, Altadore Off-Leash Dog Park, North Glenmore Park, Glenmore Athletic Park, downtown, transit & Mount Royal University. Whether you're walking the dog, meeting friends, or commuting, day-to-day life here feels easy. What you get: titled heated underground parking, secure bike storage, PET FRIENDLY building & affordable condo fees that include ALL UTILITIES: heat, water, sewer & electricity. A rare loft-style home in one of Calgary's best inner-city neighbourhoods, with the walkability to match.