

**234, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298740**



**\$324,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Garage Door Opener, Guest, Heated Garage, On Street, Secured,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Sophisticated Inner-City Living in the Heart of Marda Loop. Experience refined urban living in this beautifully appointed property, ideally situated in the highly sought-after community of Garrison Woods. Overlooking a serene, professionally landscaped courtyard, this exceptional home offers the perfect balance of upscale comfort and unbeatable walkability. The chef-inspired kitchen is thoughtfully designed with stainless steel appliances, generously sized granite countertops, and abundant cabinetry—seamlessly blending style and functionality for both everyday living and entertaining. The expansive living room is anchored by a cozy gas fireplace which overlooks the west-facing, oversized private patio with private yet tranquil courtyard views—an ideal setting for morning coffee or evening gatherings. The spacious bedroom serves as a bright and peaceful retreat, complemented by a well-appointed four-piece bathroom. A versatile den provides the perfect space for a home office, guest area, or creative studio. Additional conveniences include in-suite laundry with dedicated storage. Further enhancing this property are one titled underground parking stall and one titled storage locker within a secure parkade, along with elevator access—perfect for a lock-and-leave lifestyle. Located literally just steps from Marda Loop’s vibrant mix of boutiques, cafés, restaurants, and transit, this residence truly embodies sophisticated inner-city living. Condo fees include Electricity, Gas, Water, Heat, Garbage, Snow Removal, Professional Management and more. Opportunities to own in a building of this calibre and unit size are rare—don’t miss your chance to call this exceptional property home.