

**318, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299682**



**\$289,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Woods                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 576 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Underground     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** In Floor, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 509

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to the Gateway Garrison Woods in the highly sought-after community of Marda Loop. Discover this well-cared-for 3rd floor condo featuring hardwood flooring, a sunny east-facing balcony and a titled underground parking. Thoughtfully designed, the one-bedroom plus den layout offers a bright, functional space that is truly move-in ready. The kitchen is both stylish and practical, complete with generous cabinet space, granite countertops, and stainless-steel appliances, flowing effortlessly into the dining area. Natural light fills the living room, creating a warm and comfortable atmosphere, while patio doors lead to your private balcony—perfect for relaxing or grilling with the convenience of a built-in gas line. Near the entrance, a versatile flex space provides the ideal spot for a home office, reading nook, or additional storage. In-suite laundry adds everyday convenience. IDEALLY SITUATED IN A PREMIUM LOCATION within the building, this unit is just STEPS AWAY FROM THE ELEVATOR offering quick direct access to the underground parkade, all within a quiet low traffic setting. Enjoy the benefits of a well-managed, pet-friendly building (subject to condo approval) that includes underground visitor parking, secure bike storage, and a third-floor Owner's Lounge with an expansive outdoor balcony for your enjoyment. Condo fees are reasonable and cover all utilities, including gas, electricity, water, and sewer. Unbeatable walkability—enjoy cafes, dining, groceries, banking, and everyday essentials just steps from your door in this vibrant, trendy neighbourhood.