

**116, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308851**



**\$299,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Tucked into the heart of Marda Loop at the Gateway Garrison Woods, this well-appointed one-bedroom + den condo offers the perfect blend of comfort, style, and one of Calgary's most beloved communities. Situated on the main floor quiet side of the building, this spacious unit features an oversized deck backing onto a peaceful greenbelt, your own private retreat. The open-concept living area flows into a well-appointed kitchen with granite counters, stainless steel appliances, maple cabinets, centre island, and full pantry. The generous primary bedroom features dual closets, while the versatile den is perfect for a home office, reading nook, or extra storage, ideal for today's flexible lifestyle. Ensuite laundry and one titled parking stall with elevator access complete the package. Marda Loop is Calgary's original village, walkable, vibrant, and endlessly charming. Steps from Safeway, Starbucks, Village Ice Cream, boutique shopping, fitness studios, and some of the city's best restaurants, this neighbourhood sells itself. Easy access to downtown and major routes means you're perfectly positioned to enjoy everything Calgary has to offer. Units in Garrison Woods don't come up often, and when they do, they don't last. Book your showing today.