

219, 2233 34 Avenue SW
 Calgary, Alberta

MLS # A2335241



\$268,862

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

219, 2233 34 Avenue SW | Welcome To The Vibrant Community Of Marda Loop! This Bright & Open-Concept Condo Offers A Functional Layout Designed For Comfortable Everyday Living & Easy Entertaining. The Kitchen Features Stainless Steel Appliances, A Central Island & Seamless Sightlines To The Dining & Living Areas, All Leading To Your Private Balcony Complete With A Gas BBQ Hookup. Residents Enjoy Access To A Well-Appointed Third-Floor Party Room With A Large Outdoor Terrace, Perfect For Hosting Larger Gatherings. Additional Highlights Include In-Suite Laundry, Secure Underground Parking, Bike Storage, Visitor Parking, Elevator Access, & Storage Options. This Well-Managed, Pet-Friendly Building Offers Exceptional Value With Condo Fees of \$480.10 That Include Gas, Electricity, Water, & Sewer. Ideally Located Within Walking Distance To Safeway, Shops, Restaurants, & All The Amenities Marda Loop Has To Offer, With Quick Access To Crowchild Trail & Glenmore Trail For An Easy Commute | Some Photos Have Been Virtually/Digitally Staged With Furniture & Decor For Illustrative Purposes Only; These Items Are Not Included With The Property.