

228, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2343413

\$269,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

BRIGHT~QUIET END UNIT~ SOUTH FACING ~IN-SUITE LAUNDRY~ TERRIFIC WALKING LOCATION! OPEN PLAN filled with natural light & direct access to Large, Covered SOUTH FACING Balcony with awesome treed-view. Enjoy morning coffee or evening BBQ on this QUIET covered oasis. Kitchen features maple Cabinetry, Stainless Steel Appliances, Granite Counter + Breakfast Bar. Bedroom spaciousness is augmented by numerous South + West windows. Cool floor plan with the generously sized Walk -Through Closet connecting to the cheater EN-SUITE Bathroom. IN-SUITE Laundry and storage complete this lovely unit. Well run- PET FRIENDLY building with great Party Room with Roof Top Patio, Secure Heated Underground Parking (stall # 284), Underground Visitor Parking + Bike Storage! ABSOLUTELY UNBEATABLE LOCATION! - stroll to pathways, cafes, parks, shops/restaurants, Sandy Beach, AND quick easy access to downtown, MRU, U of C!