

**367, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2206910**



## \$349,880

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** NA

Located in the heart of the desirable community of Marda Loop is this NEW YORK inspired Loft. Featuring WEST EXPOSURE WINDOWS and 19 foot VAULTED CEILINGS, this TOP FLOOR LOFT is perfect for those that crave a unique lifestyle inspired by a STYLISH space. You will love the hallmarks of URBANSTYLE with POLISHED and HEATED CONCRETE FLOORS, exposed ceiling beams, lofted bedroom with bathroom and MASSIVE CLOSET overlooking the soaring open space. The kitchen is accented with Maple cabinets, GRANITE COUNTER tops, CUSTOM ISLAND and STAINLESS appliances. The 2 piece main floor bath, open storage, additional closet and French doors that open to a Juliet balcony complete the space perfectly. Fantastic building amenities includes a social room with lounge just down the hall which features a large balcony for BBQ and cocktails that overlooks the picturesque inner courtyard. Location is undeniable with everything you could want just steps from your front door including Safeway, Starbucks, lounges, brewhouses, top restaurants, boutiques and every possible service you could need! TITLED PARKING & STORAGE and condo fees that INCLUDE ALL UTILITIES makes this a very STRONG INVESTMENT! Do not miss this opportunity!