

# \$460,000 - 320, 2233 34 Avenue Sw, Calgary

MLS® #A2216958

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Enjoy the vibe of Marda Loop! This is a lovely bright corner condo with loads of windows on the top floor! This is one of the largest condos in this building. There are two bedrooms, both with their own 4 piece ensuite, a great sized versatile den that can be used for storage, home office or extra guest.. The dining, living and kitchen areas are open concept and fabulous for entertaining and boast engineered maple hardwood flooring. There's also insuite laundry. The parking stall and storage unit are both titled, condo fees include utilities, the building is very well maintained and the management company is accessible. So many amenities are nearby and within walking distance; you can enjoy Village Ice Cream, Starbucks, Cobs Bread, Blush Lane, Safeway, restaurants, bars, lovely shops or just going for a stroll! It's a great place to call home ... Just move in & enjoy!

Built in 2003

## Essential Information

MLS® #	A2216958
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	2003



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	320, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Off Street, Stall, Assigned
# of Garages	1

### Interior

Interior Features	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	City Lot
Roof	Membrane, Mixed
Construction	Brick, Concrete, Mixed, Wood Frame

### Additional Information

Date Listed	May 7th, 2025
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Days on Market	51
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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