

# \$289,900 - 307, 2233 34 Avenue Sw, Calgary

MLS® #A2196245

**\$289,900**

1 Bedroom, 1.00 Bathroom, 562 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

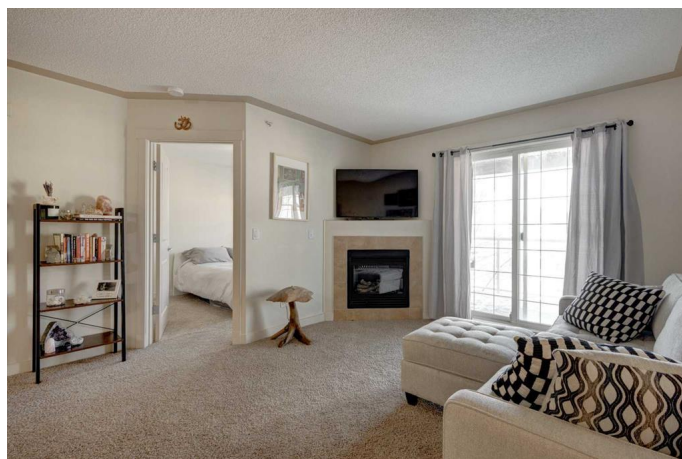
Stylish TOP FLOOR 1 bedroom (plus small den) and 1 bath condo located in the heart of the trendy community of MARDAL LOOP! OPEN CONCEPT LAYOUT with spacious living room with cozy gas FIREPLACE and patio doors onto COVERED BALCONY. Modern kitchen has centre island, granite countertops and stainless steel appliances. Other conveniences include IN SUITE laundry and TITLED, secure, underground parking (stall 281). Building amenities include a RESIDENT'S LOUNGE with comfortable sitting areas, fireplace and BBQ DECK overlooking the peaceful centre COURTYARD. Front lobby with sitting area and ELEVATOR is secure and comfortable. Marda Loop is a vibrant INNER CITY community brimming with over 200 shops and services, including trendy boutiques, restaurants, cafes and more. Marda Loop is a highly WALKABLE area with easy access to kilometres of pathways, Glenmore Athletic Park, Sandy Beach, and the amazing River Park off leash dog park. This building is PET FRIENDLY. Condo fees include all utilities! This is a terrific INVESTMENT OPPORTUNITY or superb FIRST TIME BUYER opportunity. Arrange for your private showing today.

Built in 2003

## Essential Information

MLS® #

A2196245



|                |             |
|----------------|-------------|
| Price          | \$289,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 562         |
| Acres          | 0.00        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307, 2233 34 Avenue Sw |
| Subdivision | Garrison Woods         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6N2                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Party Room, Recreation Room, Secured Parking, Snow Removal |
| Parking Spaces | 1   |
| Parking        | Parkade, Secured, Titled, Underground                                   |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| # of Stories      | 3  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 119                 |
| Zoning         | DC                  |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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