

# \$459,900 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

**\$459,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

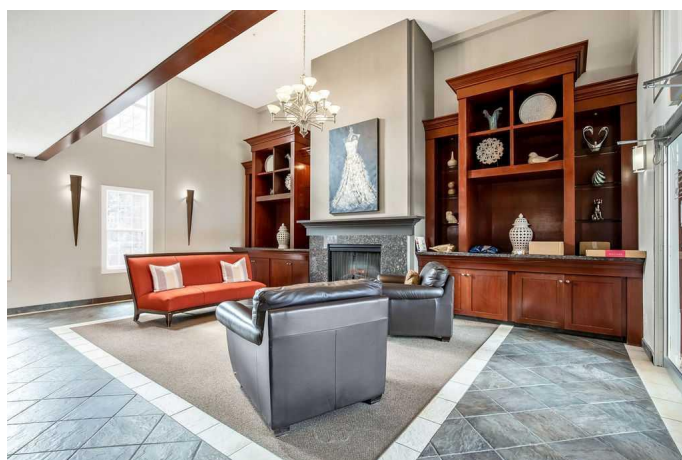
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday June 21st &

Sunday June 22nd: 2:00pm- 4:00pm\*\*\*

Sophisticated Inner-City Living in the Heart of Marda Loop. Experience refined urban living in this beautifully appointed residence, nestled within one of Calgary's most coveted communities. Overlooking a serene, professionally landscaped courtyard, this elegant home combines upscale comfort with unbeatable walkability. The chef-inspired kitchen showcases sleek stainless steel appliances, a generous central island, and abundant cabinetry—designed to seamlessly blend function and style. The expansive living room, anchored by a gas fireplace, opens to an oversized private patio with tranquil courtyard views—an ideal setting for evening soirées or relaxed weekend mornings. Two spacious bedrooms provide a peaceful retreat, each accompanied by well-appointed four-piece bathrooms, including a luxurious ensuite. A dedicated laundry area adds convenience, while a flexible storage room offers the potential for a home office or boutique-style walk-in closet. Additional highlights include a titled underground parking stall in a pristine, secure parkade, and easy elevator access for a truly lock-and-leave lifestyle. Just steps from Marda Loop's vibrant array of boutiques, dining, cafés, and transit—this residence epitomizes sophisticated inner-city living. Homes of this calibre in such a desirable building are rarely available. Don't miss your opportunity to



own this exquisite urban sanctuaryâ€™book  
your private showing today!

Built in 2003

**Essential Information**

MLS® #	A2211009
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	334, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

**Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Beamed Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Stove(s)
Heating	Baseboard, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	15
Zoning	DC

### **Listing Details**

Listing Office	The Real Estate District
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