

\$440,000 - 330, 2233 34 Avenue Sw, Calgary

MLS® #A2129275

\$440,000

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

This 2 bedroom, 2 bathroom, top floor end unit is west-facing, overlooking the beautiful courtyard. Stylishly designed to be both beautiful and functional this gorgeous condo with a high-end design is highlighted by hardwood flooring, a neutral colour pallet and an open floor plan that is flooded with natural light. Culinary adventures await in the gourmet kitchen featuring granite countertops and backsplash, a plethora of crisp white cabinets, stainless steel appliances and a terrific island for extra storage and prep space. Centering the open concept space is the dining room with lots of room to entertain and gather. Spend cool evenings with your feet up, unwinding in front of the gas fireplace in the inviting living room. Enjoy the warm weather on the expansive west-facing balcony hosting casual barbeques while courtyard views grant a tranquil backdrop. Retreat at the end of the day to the primary oasis, a true owner's sanctuary thanks to dual custom walk-through closets that lead to the 3-piece ensuite. A second spacious bedroom and another full bathroom ensure ample space for guests, a roommate, a home office or hobbies. In-suite laundry, titled underground parking and a separate storage locker add to your comfort and convenience. This impressive building also includes a soaring lobby with a focal fireplace, a grand party room and a rooftop deck, when you do need to leave the complex, this phenomenal location has it all! Just steps to Safeway, Starbucks and the numerous



boutique shops and award-winning restaurants in Marda Loop. Just a 5 minute drive to MRU and an easy commute downtown. Truly an outstanding location for this exceptional home, there's nothing left to do but move right in!

Built in 2003

Essential Information

MLS® #	A2129275
Price	\$440,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	869
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	330, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Elevator(s), Party Room, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2024
Date Sold	May 19th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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