

\$350,000 - 363, 2233 34 Avenue Sw, Calgary

MLS® #A2138151

\$350,000

1 Bedroom, 2.00 Bathroom, 785 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to Gateway Garrison Woods, where modern luxury meets urban convenience. This stunning one bedroom, one & a half-bath TOP FLOOR loft-style condo spans two beautifully designed floors, perfect for working professionals or couples seeking a vibrant lifestyle.

As you step inside, you'll be greeted by an updated kitchen on the main floor, boasting S/S appliances, farmhouse sink, sleek finishes, and ample counter space, ideal for both everyday meals and entertaining. The adjacent living room is a spacious haven featuring a cozy fireplace and soaring vaulted ceilings, creating an airy and inviting atmosphere. A flex space between the kitchen and living room is the ideal spot for a home office / desk or could easily convert into a larger dining area if you so prefer. The full wall of west facing windows allows for an abundance of natural light throughout the day and during sunset the condo is flooded with rays of golden sunshine. A convenient half bath on this level adds to the functionality and ease of living.

Ascend to the loft-style bedroom upstairs, a sanctuary designed for relaxation and entertainment. The highlight of this space is the addition of a projector, perfect for movie nights at home. The bedroom also includes two generous size closets both walk-in and built-in, ensuring all your storage needs are



met, and a luxurious ensuite bathroom equipped with both a tub and a shower, providing a spa-like experience. Don't forget the in-suite laundry conveniently placed just off the primary bedroom!

Gateway Garrison Woods is a superb building that is extremely well managed and taken care of by residents and tenants alike. The building boasts an impressive manicured courtyard, social lounge and BBQ roof deck both of which are just steps down the hallway from unit 363. Enjoy large gatherings with friends and family, host parties, or simply stroll down the hallway to enjoy a glass of wine on the patio or grill up a delicious meal!

Located just steps from the vibrant Marda Loop & Garrison shopping districts off 33rd Ave SW, this condo offers the perfect blend of upscale urban living and everyday convenience. Enjoy a wealth of shops, cafes, and restaurants right at your doorstep, all within the charming and sought-after Garrison Woods & South Calgary communities.

Experience the best of Calgary living in this exceptional loft-style condo, where every detail has been thoughtfully curated for your comfort and enjoyment. Welcome home!

Built in 2003

Essential Information

MLS® #	A2138151
Price	\$350,000
Sold Price	\$350,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	785

Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	363, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Elevator(s), Game Court Interior, Gazebo, Party Room, Picnic Area, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Courtyard, Outdoor Grill, Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 18th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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