

\$318,000 - 341, 2233 34 Avenue Sw, Calgary

MLS® #A2139385

\$318,000

1 Bedroom, 2.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this incredible multi-level, TOP floor condo nestled in the heart of the highly sought-after Marda Loop district, where every amenity you could imagine is all within walking distance. This unparalleled location boasts the most popular shops and restaurants in the city, all within steps of your front door!

Step into luxury as you enter this beautiful building, where modern design meets timeless elegance. This loft style condo feels grand, entering in on the main floor you will discover comfort and convenience with in-floor heating, ensuring cozy warmth throughout the colder months. Prepare gourmet meals with ease in the sleek and stylish kitchen, equipped with stainless steel appliances, granite countertops and ample storage. A half bath on the main floor adds a touch of convenience, making it ideal for entertaining guests without the need to share your personal space. Ascend the stairs to reach the pinnacle of tranquility with no neighbours above. Here, you'll discover the primary bedroom and ensuite bathroom, along with a walk in closet and laundry room complete with full sized washer and dryer. Prepare to be captivated by the soaring 10'™ ceilings that bathe the space in natural sunlight, creating an inviting and airy atmosphere. At night you can sleep in peace and quiet with blackout blinds thoughtfully installed on all bedroom windows.

Indulge in the ultimate urban retreat with your



own private balcony offering breathtaking views of the courtyard with mature trees and a large green space. A convenient BBQ gas line on the balcony is perfect for outdoor cooking enthusiasts. Whether you're enjoying your morning coffee or entertaining guests, this outdoor oasis is the perfect place to unwind.

With titled underground secure parking and a titled storage locker, this property also offers both security and practicality.

For times youâ€™re hosting large gatherings with family and friends, take advantage of the party room with a rooftop BBQ deck, just steps away from your unit on the same floor!

Just minutes from downtown, this exceptional property offers the perfect blend of urban convenience and serene escape. Don't miss your opportunity to call this exclusive place your new home. Book your private viewing today!

Built in 2003

Essential Information

MLS® #	A2139385
Price	\$318,000
Sold Price	\$315,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	702
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	341, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N1

Amenities

Amenities	Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 4th, 2024
Days on Market	27
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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