

\$344,900 - 364, 2233 34 Avenue Sw, Calgary

MLS® #A2157811

\$344,900

1 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

PRIME LOCATION IN MARDAL LOOP!

Don't miss out on your chance to own this stunning TOP FLOOR multi-level loft unit in the highly sought after Gateway Garrison Woods complex, only steps away from all the Marda Loop shops, grocery, restaurants, and local amenities! This bright and open UPSCALE unit features a large kitchen with a new subway tile backsplash | moveable island | SS appliances | granite counters, NEW TRENDY WHITE PAINT throughout, polished concrete flooring (in-floor heat), a portable A/C unit, WEST sun exposure, a cozy fireplace, underground TITLED PARKING, and the list goes on! The main level is perfect for entertaining with loads of natural light, extra storage/pantry area, a half bath, and a Romeo & Juliet style balcony. Upstairs showcases a huge bedroom area with access to a large walk-in closet, a conveniently located laundry area, and ensuite bath. You will also have access to the second entrance on the upper level, for convenience when moving. Right down the hall from this unit is the stunning OWNER'S LOUNGE with a fireplace, wet bar, games area, and private BBQ deck. You will also discover underground visitor parking, bike storage, and the outdoor central courtyard. This is a well maintained complex with low condo fees that INCLUDES ELECTRICITY, and is pet friendly! This is where luxury meets lifestyle and convenience, only steps away from everything Marda Loop has to offer. The architectural design and feel



of the building is something you must see! This
UNIQUE loft will not last long! come check it
out today!

Built in 2003

Essential Information

MLS® #	A2157811
Price	\$344,900
Sold Price	\$330,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	790
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	364, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	In Floor
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 19th, 2024
Days on Market	35
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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