

# \$459,999 - 315, 2233 34 Avenue Sw, Calgary

MLS® #A2168110

## \$459,999

2 Bedroom, 2.00 Bathroom, 1,085 sqft  
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Experience refined urban living in this elegant top-floor condominium, where breathtaking city views await from your private balcony. This turn-key residence has been thoughtfully updated throughout, seamlessly blending style and functionality. The open-concept living area features a sophisticated corner fireplace, creating a warm ambiance perfect for entertaining or relaxing.

The gourmet kitchen boasts brand-new, high-end appliances and chic lighting fixtures, elevating your culinary experiences. With soaring 9-foot ceilings, the space exudes an air of sophistication and tranquility. This exquisite home also includes two titled parking stalls, providing convenience in the heart of the city. Ideally located near vibrant amenities, parks, and public transit, this stunning property is truly move-in ready. Don't miss the opportunity to call this elegant retreat your new home!

Built in 2003

### Essential Information

MLS® #	A2168110
Price	\$459,999
Sold Price	\$470,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,085



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

### Community Information

Address	315, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N1

### Amenities

Amenities	Elevator(s), Park, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground, Stall

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Mixed

### Additional Information

Date Listed	October 18th, 2024
Date Sold	October 24th, 2024

Days on Market	6
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office            The Real Estate District

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