

# \$340,000 - 351, 2233 34 Avenue Sw, Calgary

MLS® #A2169717

## \$340,000

1 Bedroom, 2.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Urban neighborhood living at its best in vibrant Marda Loop. You will love this stunning top floor, bright, open concept 2-story loft. The main floor layout offers space for both cooking, dining and living and a bathroom. Upstairs offers an open-beam ceiling loft area has ample room for a king bed, with separate built in walk-in closet space , laundry and full bathroom with a second convenient entrance . The large, outdoor patio is east facing for the morning sunshine. Condo fees cover all the utilities offering a worry free existence, along with free visitor parking, a large outdoor green courtyard, shared BBQ and entertaining area. This home comes with titled underground heated parking stall and storage unit. Well managed condo just minutes away from boutiques, shops, dining, brew pubs, a gym and fitness facilities with pickle ball courts, public transit and quick access to 17th avenue, downtown and universities.

Built in 2003

## Essential Information

MLS® #	A2169717
Price	\$340,000
Sold Price	\$330,000
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	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	351, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6N2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Electric, In Floor, Natural Gas
Cooling	Other
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Awning(s), Balcony, Garden, Lighting, Outdoor Grill
Roof	Tar/Gravel
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 1st, 2024
Date Sold	November 11th, 2024
Days on Market	41
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office            Bode Platform Inc.

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