

\$325,000 - 221, 2233 34 Avenue Sw, Calgary

MLS® #A2175038

\$325,000

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Step into your quiet piece of paradise, in the heart of the action in desirable Marda Loop! Fully and stylishly RENOVATED 1 bedroom, 1 bathroom plus den at a fantastic price! The redesigned kitchen marries style, quality, and functionality with all new two-toned cabinetry, soft-close drawers, a complete suite of new, stainless steel Frigidaire appliances, a breakfast bar with under-island storage, new quartz counter tops under-cabinet lighting and more. The living area is the perfect place to relax at the end of the day or entertain a few friends with sliding doors onto the **OVERSIZED SOUTH BALCONY!** Come feel the serenity of the spacious bedroom, complete with cordless cellular blackout blinds and custom drapes. Walk through your closet to a spa-like bathroom, fully gutted with new WALK-IN shower, stylish hexagon tiles, wood vanity and great lighting. Indoor, titled parking space and tons of storage in-unit with stacked washer/dryer. The front den is perfect for a work-from-home setup or could be converted to a little yoga spot, a mud room or close it in as a full storage room. New wide-plank flooring and tasteful light fixtures throughout. This unit backs onto a quiet laneway of iconic Garrison rowhomes, while still being just one block from Safeway, Village Ice Cream, Cobs Bread and two blocks from Deville and Phil&Seb Coffee! River Park is nearby for strolls with your favourite pooch and the access onto Crowchild make getting around the city a breeze. Pet-friendly, secure building with strong pride



of ownership. Make your home ownership dreams a reality today!

Built in 2003

Essential Information

MLS® #	A2175038
Price	\$325,000
Sold Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	569
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	221, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6N2

Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor

Cooling	None
# of Stories	4
Exterior	
Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 12th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.