

# \$464,000 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

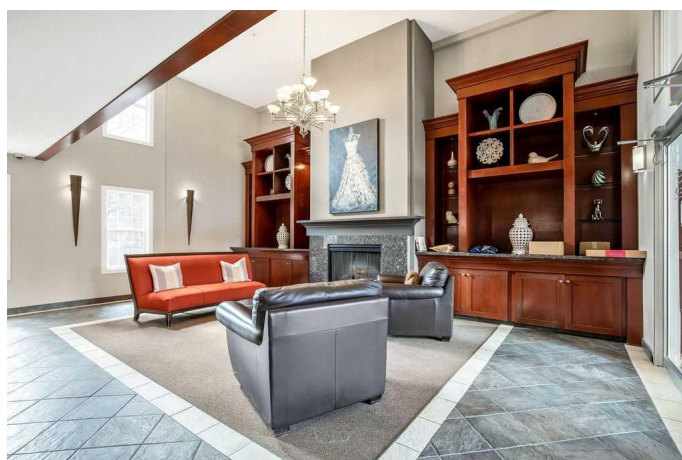
**\$464,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday June 14th:  
2:00pm- 4:00pm\*\*\* Sophisticated Inner-City  
Living in the Heart of Marda Loop. Experience  
refined urban living in this beautifully  
appointed residence, nestled within one of  
Calgary's most coveted communities.  
Overlooking a serene, professionally  
landscaped courtyard, this elegant home  
combines upscale comfort with unbeatable  
walkability. The chef-inspired kitchen  
showcases sleek stainless steel appliances, a  
generous central island, and abundant  
cabinetry—designed to seamlessly blend  
function and style. The expansive living room,  
anchored by a gas fireplace, opens to an  
oversized private patio with tranquil courtyard  
views—an ideal setting for evening soirées  
or relaxed weekend mornings. Two spacious  
bedrooms provide a peaceful retreat, each  
accompanied by well-appointed four-piece  
bathrooms, including a luxurious ensuite. A  
dedicated laundry area adds convenience,  
while a flexible storage room offers the  
potential for a home office or boutique-style  
walk-in closet. Additional highlights include a  
titled underground parking stall in a pristine,  
secure parkade, and easy elevator access for  
a truly lock-and-leave lifestyle. Just steps from  
Marda Loop's vibrant array of boutiques,  
dining, cafés, and transit—this residence  
epitomizes sophisticated inner-city living.  
Homes of this calibre in such a desirable  
building are rarely available. Don't miss  
your opportunity to own this exquisite urban



sanctuaryâ€”book your private showing today!

Built in 2003

### Essential Information

MLS® #	A2211009
Price	\$464,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	334, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Playground
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
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