

# \$325,000 - 322, 2233 34 Avenue Sw, Calgary

MLS® #A2217024

**\$325,000**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

TOP FLOOR UNIT | UNDERGROUND  
PARKING | INSUITE LAUNDRY | DEN |  
GREAT WALKABLE LOCATION!

This attractive, well-maintained and freshly painted top floor property in the highly sought after Gateway Garrison Woods complex is a true gem. The building is easily walkable to an absolute abundance of amenities including playgrounds, sports fields, the bike park, exceptional private and public schools, River Park, Sandy Beach, Glenmore Athletic Park, South Calgary Outdoor Pool, Giuffre Public Library and of course the boutiques, restaurants, coffee shops and pubs that make Marda Loop a premier destination.

As you enter the unit you will be impressed by the spacious, open concept that creates a truly seamless flow for everyday living and entertaining. The living room is filled with natural light and provides direct access to the large balcony with a lovely, treed panorama on the quiet and sunny, south side of the building, perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The kitchen is adjacent to the dining area and offers granite counters, rich maple cabinetry, newer stainless steel appliances, an island with a breakfast bar and a laundry closet. The floor plan is completed with a good-sized bedroom with a large full room width closet, a 4-piece bathroom and a very functional flex space/den that is ideal for a home



office/workstation, mud room or additional in-suite storage.

The list of upgrades and additional features is long and includes new paint throughout (2025), newer stainless steel appliances (2022/23), newer full size LG ThinQ Laundry Tower (2022), upgraded luxury vinyl plank flooring (2020), blinds package, under cabinet lighting in the kitchen, BBQ gas line on the balcony, a grand common recreation/party room with a large rooftop patio, second elevator close to the unit, electricity included in the condo fees, pet-friendly building, underground titled parking stall (#266), titled storage locker (#396), secure bike storage area, underground visitor parking and more.

Welcome to your new life and the very best that Marda Loop living has to offer.

Built in 2003

### **Essential Information**

MLS® #	A2217024
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	322, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Secured

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	BBQ gas line, Courtyard
Roof	Asphalt Shingle, Membrane
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	16
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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