

# \$345,000 - 353, 2233 34 Avenue Sw, Calgary

MLS® #A2240608

**\$345,000**

1 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this stunning and unique multi-level condo in the heart of desirable Garrison Woods! This bright and airy top-floor corner unit is full of natural light and boasts soaring ceilings, oversized windows, and an industrial-chic vibe that makes it stand out from the rest. The main level features an open-concept layout perfect for entertaining, with a modern kitchen, spacious living and dining areas, a convenient half bath, extra in-suite storage, and a private south-facing balcony to soak up the sun. Upstairs, youâ€™ll find a spacious primary bedroom, a full bathroom, in-suite laundry, Office space, and a versatile den thatâ€™s perfect as a kidsâ€™ room, nursery, or flex space to suit your lifestyle. There's also direct access to the 4th-floor hallway, providing a unique dual-entry layout. Located in one of Calgaryâ€™s most walkable communities, youâ€™re just steps from everythingâ€”trendy cafes, restaurants, groceries, fitness studios, and more. This is urban living at its best in one of the cityâ€™s most charming neighbourhoods. Whether you're a professional, a couple, or someone looking to downsize in style, this condo delivers the perfect balance of character, function, and unbeatable location!

Built in 2003

## Essential Information

MLS® #

A2240608



|                |                  |
|----------------|------------------|
| Price          | \$345,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 984              |
| Acres          | 0.00             |
| Year Built     | 2003             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 353, 2233 34 Avenue Sw |
| Subdivision | Garrison Woods         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6N2                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Stall, Titled, Underground                                     |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor, Natural Gas                                                              |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Brick, Vinyl Siding, Wood Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 18th, 2025  
Days on Market                46  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    Real Broker

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