

\$299,900 - 307, 2233 34 Avenue Sw, Calgary

MLS® #A2196245

\$299,900

1 Bedroom, 1.00 Bathroom, 562 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

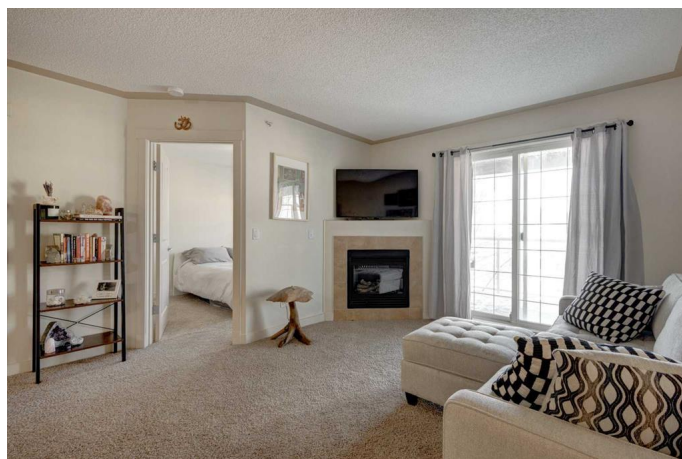
Stylish TOP FLOOR 1 bedroom (plus small den) and 1 bath condo located in the heart of the trendy community of MARDAL LOOP! OPEN CONCEPT LAYOUT with spacious living room with cozy gas FIREPLACE and patio doors onto COVERED BALCONY. Modern kitchen has centre island, granite countertops and stainless steel appliances. Other conveniences include IN SUITE laundry and TITLED, secure, underground parking (stall 281). Building amenities include a RESIDENT'S LOUNGE with comfortable sitting areas, fireplace and BBQ DECK overlooking the peaceful centre COURTYARD. Front lobby with sitting area and ELEVATOR is secure and comfortable. Marda Loop is a vibrant INNER CITY community brimming with over 200 shops and services, including trendy boutiques, restaurants, cafes and more. Marda Loop is a highly WALKABLE area with easy access to kilometres of pathways, Glenmore Athletic Park, Sandy Beach, and the amazing River Park off leash dog park. This building is PET FRIENDLY. Condo fees include all utilities! This is a terrific INVESTMENT OPPORTUNITY or superb FIRST TIME BUYER opportunity. Arrange for your private showing today.

Built in 2003

Essential Information

MLS® #

A2196245



Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	562
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	307, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick

Additional Information

Date Listed	February 21st, 2025
Days on Market	71
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.