

# \$289,000 - 312, 2233 34 Avenue Sw, Calgary

MLS® #A2239966

**\$289,000**

1 Bedroom, 1.00 Bathroom, 567 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this bright and stylish 1-bed + den condo in one of Calgary's most sought-after inner-city communities – Marda Loop! Located in the pet-friendly Gateway Garrison Woods, featuring a spacious open layout, granite counters, rich maple cabinetry, a breakfast island, and newer appliances (fridge 2021, dishwasher 2024). The living room opens to a large, covered East-facing balcony with peaceful, treed views. The bedroom includes a full-width closet, and the versatile den is perfect for a home office or extra storage. Enjoy fantastic amenities: resident lounge, BBQ deck, rooftop patio, elevator, secure bike storage, and underground titled parking. Condo fees include all utilities! Just steps from trendy shops, cafes, restaurants, parks, River Park, Sandy Beach & more. This is inner-city living at its best – ideal for first-time buyers, professionals, or investors! Schedule your private showing today – your Marda Loop life awaits!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2239966  |
| Price      | \$289,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 567               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 312, 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, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

### Additional Information

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

### Listing Details

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