

\$449,900 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

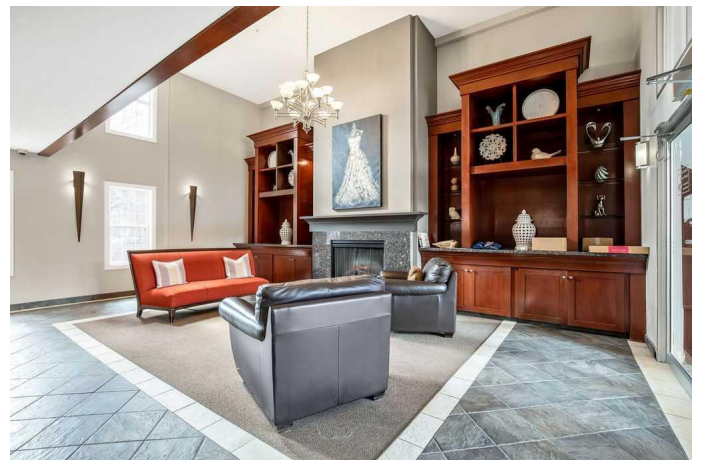
\$449,900

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

***OPEN HOUSE SATURDAY AUGUST 9TH - 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



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Built in 2003

Essential Information

MLS® #	A2211009
Price	\$449,900
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	Kitchen Island, Open Floorplan, Beamed Ceilings, High Ceilings
Appliances	Refrigerator, Stove(s), Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Baseboard
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	64
Zoning	DC

Listing Details

Listing Office	The Real Estate District
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