

# \$279,900 - 207, 2233 34 Avenue Sw, Calgary

MLS® #A2216073

**\$279,900**

1 Bedroom, 1.00 Bathroom, 568 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\*** Super-cute, totally renovated 1-bed & den in Gateway Garrison Woods!

Perfectly located in the vibrant inner-city community of Marda Loop, surrounded by shops, retail, and amenities, this updated condo is also the CHEAPEST unit available in the area with underground parking! Enjoy the convenience of inner-city living in a quiet, peaceful neighbourhood just mins to downtown! The renovated open-concept kitchen features quartz counters, stainless steel appliances, ample cabinetry, under-cabinet lighting, subway-tile backsplash and a good-sized island, perfect for home cooking. The bright living area offers updated LVP flooring, and easy access to the North-facing balcony, perfect for those HOT summer days. An open style floorplan allows for room for a dining table if desired. The sizeable bedroom has a large closet, and quick access to the renovated 4-piece bathroom with quartz counters and an under-mount sink. Perfect for a home office, studio, or workout area, the generous den area sits away from the living space for privacy while working. Additional updates include fresh paint, new lighting, hardware, plumbing fixtures, closet pulls, cabinet pulls, and more! This condo comes complete with one titled underground parking stall, and condo fees include ALL UTILITIES. Living in this incredible location means you're just steps away from all



the best shopping, dining, and entertainment that Marda Loop has to offer. With easy access to Crowchild Trail and a quick commute downtown, this location provides both serenity and urban convenience. This condo truly has it all – all that's left is the key!

Built in 2003

### Essential Information

MLS® #	A2216073
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	568
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Elevator(s), Park, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
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.