

# \$349,880 - 367, 2233 34 Avenue Sw, Calgary

MLS® #A2206910

**\$349,880**

1 Bedroom, 2.00 Bathroom, 789 sqft  
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Located in the heart of the desirable community of Marda Loop is this NEW YORK inspired Loft. Featuring WEST EXPOSURE WINDOWS and 19 foot VAULTED CEILINGS, this TOP FLOOR LOFT is perfect for those that crave a unique lifestyle inspired by a STYLISH space. You will love the hallmarks of URBANSTYLE with POLISHED and HEATED CONCRETE FLOORS, exposed ceiling beams, lofted bedroom with bathroom and MASSIVE CLOSET overlooking the soaring open space. The kitchen is accented with Maple cabinets, GRANITE COUNTER tops, CUSTOM ISLAND and STAINLESS appliances. The 2 piece main floor bath, open storage, additional closet and French doors that open to a Juliet balcony complete the space perfectly.

Fantastic building amenities includes a social room with lounge just down the hall which features a large balcony for BBQ and cocktails that overlooks the picturesque inner courtyard. Location is undeniable with everything you could want just steps from your front door including Safeway, Starbucks, lounges, brewhouses, top restaurants, boutiques and every possible service you could need! TITLED PARKING & STORAGE and condo fees that INCLUDE ALL UTILITIES makes this a very STRONG INVESTMENT! Do not miss this opportunity!

Built in 2003



## Essential Information

MLS® #	A2206910
Price	\$349,880
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	789
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

## Community Information

Address	367, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

## Amenities

Amenities	Elevator(s), Party Room, Secured Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher
Heating	In Floor, Natural Gas, Electric
Cooling	Other
# of Stories	3

## Exterior

Exterior Features	Balcony, Garden, Lighting, Outdoor Grill, Awning(s)
Construction	Brick, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	7
Zoning	DC

## **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.