

# \$425,000 - 141, 2233 34 Avenue Sw, Calgary

MLS® #A2253932

**\$425,000**

2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Gateway Garrison Woods â€” Highly Sought-After Floor Plan! Discover this bright and spacious 2-bedroom + den condo offering the perfect split-bedroom layout â€” ideal for roommates, guests, or adult children. With 960 sq. ft. of thoughtfully designed living space and 2 full bathrooms, including a primary ensuite with walk-in shower, this home balances comfort and functionality. The kitchen showcases maple cabinetry with under-cabinet lighting, a granite extended eating bar, and quality finishes throughout. Additional features include knock-down ceilings and plenty of natural light. Enjoy the convenience of ground-level living with a private entrance that opens to a sunny, south-facing courtyard. The oversized patio is perfect for entertaining, complete with a BBQ gas hook-up. This home also comes with a titled underground heated parking stall and separate storage for your convenience. Live right in the middle of all the action Marda Loop has to offer.

Built in 2003

## Essential Information

MLS® #	A2253932
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	952



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

### **Community Information**

Address	141, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

### **Listing Details**

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