# \$329,900 - 216, 2233 34 Avenue Sw, Calgary

MLS® #A2261449

# \$329,900

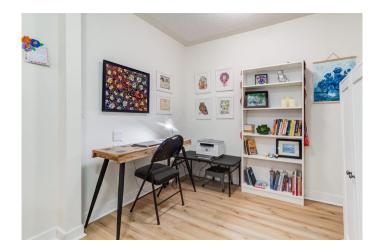
1 Bedroom, 1.00 Bathroom, 710 sqft Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

This lovely one bedroom + den is bright & spacious and includes a titled underground parking stall and titled storage cage. It has a popular open concept design with large windows and elegant laminate flooring throughout. The kitchen has maple cabinets, under cabinet lighting, a center island, quartz counters and stainless steel appliances. The dishwasher is new and the in-suite washer & dryer have been updated. You'll love hosting family and friends for meals in the dining area. The living room is spacious with a modern gas fireplace and sliding doors to the east facing balcony with its peaceful backdrop of mature trees. There is a gas hookup for your BBQ. The bedroom is roomy with a generous walk-through closet that adjoins the 4-piece bathroom. The unit is conveniently located close to a second elevator that provides quick & easy access to the fenced courtyard, underground parking, storage cage, locked bike storage & garbage room. The popular "Gateway Garrison Woods" is a quiet & pet friendly building. Electricity is included in the condo fees. The stylish social room on the 3rd floor features a rooftop balcony that overlooks an outstanding professionally landscaped inner courtyard. It can be reserved without charge for special occasions. Underground visitor parking is available for your guests. Steps away from cafes, restaurants, pubs, entertainment, boutiques, shops, supermarkets and the many services of Marda Loop. Easy access to Crowchild Trail and a







short drive to the River Park off-leash dog park, Sandy Beach and the Glenmore Athletic Park. Come and take a look, you won't be disappointed!

#### Built in 2003

## **Essential Information**

MLS® # A2261449 Price \$329,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 710

Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 216, 2233 34 Avenue Sw

Subdivision Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6N2

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage,

Trash, Visitor Parking

Parking Spaces 1

Parking Garage Door Opener, Guest, Heated Garage, Secured, Titled,

Underground

## Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters,

Track Lighting, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating In Floor, Fireplace(s), Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

# of Stories 3

## **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Lighting

Lot Description Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Street Lighting,

Underground Sprinklers, Yard Lights

Roof Asphalt Shingle

Construction Brick, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 4th, 2025

Days on Market 21

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Greater Calgary Real Estate

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