\$289,900 - 307, 2233 34 Avenue Sw, Calgary

MLS® #A2196245

\$289,900

1 Bedroom, 1.00 Bathroom, 562 sqft Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Stylish TOP FLOOR 1 bedroom (plus small den) and 1 bath condo located in the heart of the trendy community of MARDA LOOP! OPEN CONCEPT LAYOUT with spacious living room with cozy gas FIREPLACE and patio doors onto COVERED BALCONY. Modern kitchen has centre island, granite countertops and stainless steel appliances. Other conveniences include IN SUITE laundry and TITLED, secure, underground parking (stall 281). Building amenities include a RESIDENT'S LOUNGE with comfortable sitting areas, fireplace and BBQ DECK overlooking the peaceful centre COURTYARD. Front lobby with sitting area and ELEVATOR is secure and comfortable. Marda Loop is a vibrant INNER CITY community brimming with over 200 shops and services, including trendy boutiques, restaurants, cafes and more. Marda Loop is a highly WALKABLE area with easy access to kilometres of pathways, Glenmore Athletic Park, Sandy Beach, and the amazing River Park off leash dog park. This building is PET FRIENDLY. Condo fees include all utilities! This is a terrific INVESTMENT OPPORTUNITY or superb FIRST TIME BUYER opportunity. Arrange for your private showing today.







Built in 2003

Essential Information

MLS® # A2196245

Price \$289,900

Bedrooms

•

Bathrooms

1.00

Full Baths

1

Square Footage

562

Acres

0.00

Year Built

2003

Type

Residential

Sub-Type

Apartment

Style

Apartment

Status

Active

Community Information

Address 307, 2233 34 Avenue Sw

Subdivision Garrison Woods

City

Calgary

County

Calgary

Province

Alberta

Postal Code

T2T 6N2

Amenities

Amenities Elevator(s), Party Room, Recreation Room, Secured Parking, Snow

Removal

Parking Spaces

1

1

Parking

Parkade, Secured, Titled, Underground

of Garages

Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan

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

Washer/Dryer Stacked, Window Coverings

Heating In Floor, Natural Gas

Cooling

None

Fireplace

Yes

of Fireplaces

1

Fireplaces

Gas, Living Room, Tile

of Stories

3

Exterior

Exterior Features Balcony, Courtyard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed February 21st, 2025

Days on Market 125 Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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