

\$425,000 - 241, 2233 34 Avenue Sw, Calgary

MLS® #A2200180

\$425,000

2 Bedroom, 2.00 Bathroom, 901 sqft
Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Stylish & Updated 901 Sq. Ft. Condo in the
Heart of Garrison Woods!

Welcome to the best building in vibrant Marda Loop, where trendy shopping, top-rated dining, and the energy of 33rd Avenue are just steps from your door! This spacious 901 sq. ft. 2-bedroom, 2-bathroom condo with a bonus den space is perfectly situated on the second floor, offering a south-facing view over a tranquil center courtyard with fantastic natural light.

Freshly updated with new luxury vinyl plank flooring and a full repaint, including doors and trim, this unit is move-in ready. The bright and open layout includes a generous dining area that comfortably seats six, making it perfect for hosting friends and family. The primary bedroom features a spacious walk-through closet leading to a 4-piece ensuite, while the versatile den makes for the perfect home office or cozy reading nook.

Youâ€™ll love the prime location within the buildingâ€™no long hallway walks to your unit, yet still tucked far enough away to avoid elevator noise. Plus, the titled underground parking stall is ideally positioned just a few spots from the elevator for ultimate convenience.

This well-managed and impeccably maintained building offers an unbeatable lifestyle in one of



Calgary's most sought-after communities.
Don't miss your chance to book your
showing today!

Built in 2003

Essential Information

MLS® #	A2200180
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	241, 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, Trash, Visitor Parking, Party Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Vinyl Siding

Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	DC

Listing Details

Listing Office	CIR Realty
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