

# \$299,900 - 307, 2233 34 Avenue Sw, Calgary

MLS® #A2196245

**\$299,900**

1 Bedroom, 1.00 Bathroom, 562 sqft

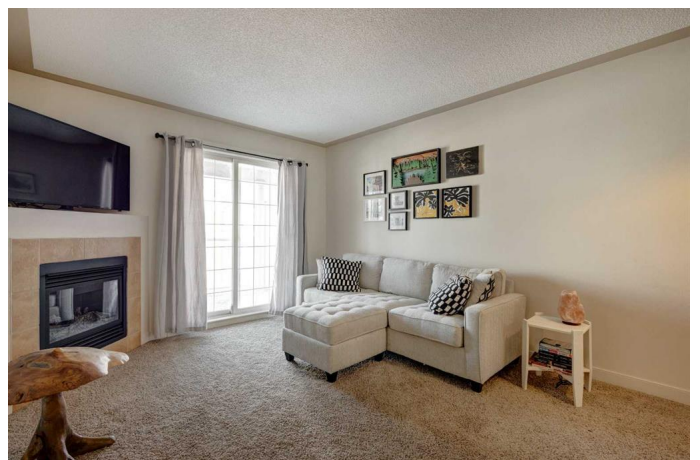
Residential on 0.00 Acres

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 MARDALOOP! 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 with immediate rental income and great tenant already in place! Also superb FIRST TIME BUYER opportunity. Arrange for your private showing today.

Built in 2003

## Essential Information



MLS® #	A2196245
Price	\$299,900
Bedrooms	1
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
Parking	Parkade, Secured, Titled, Underground
# of Garages	1

### 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	39
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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