

**322, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2217024**



**\$325,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	None		

**TOP FLOOR UNIT | UNDERGROUND PARKING | INSUITE LAUNDRY | DEN | GREAT WALKABLE LOCATION!** This attractive, well-maintained and freshly painted top floor property in the highly sought after Gateway Garrison Woods complex is a true gem. The building is easily walkable to an absolute abundance of amenities including playgrounds, sports fields, the bike park, exceptional private and public schools, River Park, Sandy Beach, Glenmore Athletic Park, South Calgary Outdoor Pool, Giuffre Public Library and of course the boutiques, restaurants, coffee shops and pubs that make Marda Loop a premier destination. As you enter the unit you will be impressed by the spacious, open concept that creates a truly seamless flow for everyday living and entertaining. The living room is filled with natural light and provides direct access to the large balcony with a lovely, treed panorama on the quiet and sunny, south side of the building, perfect for perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The kitchen is adjacent to the dining area and offers granite counters, rich maple cabinetry, newer stainless steel appliances, an island with a breakfast bar and a laundry closet. The floor plan is completed with a good-sized bedroom with a large full room width closet, a 4-piece bathroom and a very functional flex space/den that is ideal for a home office/workstation, mud room or additional in-suite storage. The list of upgrades and additional features is long and includes new paint throughout (2025), newer stainless steel appliances (2022/23), newer full size LG ThinQ Laundry Tower (2022), upgraded luxury vinyl plank flooring (2020), blinds package, under cabinet lighting in the kitchen, BBQ gas line on the balcony, a grand common recreation/party room with a large rooftop patio, second elevator close to the unit, electricity

included in the condo fees, pet-friendly building, underground titled parking stall (#266), titled storage locker (#396), secure bike storage area, underground visitor parking and more. Welcome to your new life and the very best that Marda Loop living has to offer.