

# \$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, Vinyl Windows, Walk-In Closet(s), Track Lighting
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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	1
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Greater Calgary Real Estate
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