

# \$449,900 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

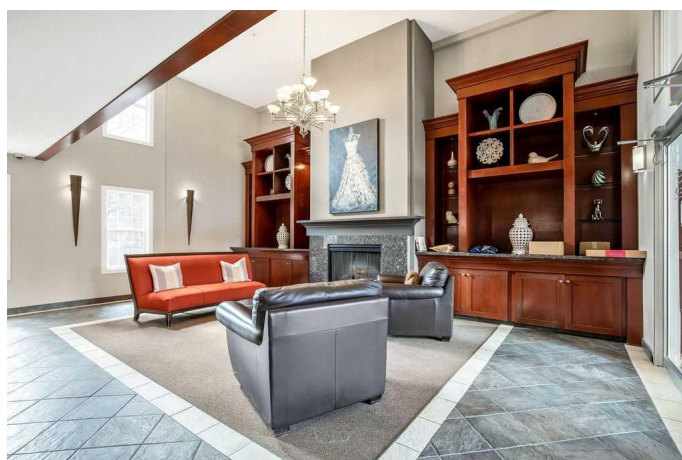
**\$449,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Sophisticated Inner-City Living in the Heart of Marda Loop. Experience refined urban living in this beautifully appointed residence, nestled within one of Calgary's most coveted communities. Overlooking a serene, professionally landscaped courtyard, this elegant home combines upscale comfort with unbeatable walkability. The chef-inspired kitchen showcases sleek stainless steel appliances, a generous central island, and abundant cabinetry—designed to seamlessly blend function and style. The expansive living room, anchored by a gas fireplace, opens to an oversized private patio with tranquil courtyard views—an ideal setting for evening soirées or relaxed weekend mornings. Two spacious bedrooms provide a peaceful retreat, each accompanied by well-appointed four-piece bathrooms, including a luxurious ensuite. A dedicated laundry area adds convenience, while a flexible storage room offers the potential for a home office or boutique-style walk-in closet. Additional highlights include a titled underground parking stall in a pristine, secure parkade, and easy elevator access for a truly lock-and-leave lifestyle. Just steps from Marda Loop's vibrant array of boutiques, dining, cafés, and transit—this residence epitomizes sophisticated inner-city living. Homes of this calibre in such a desirable building are rarely available. Don't miss your opportunity to own this exquisite urban sanctuary—book your private showing today!



Built in 2003

## Essential Information

MLS® #	A2211009
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	334, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

## Amenities

Amenities	Playground
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Titled
# of Garages	1

## Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Stove(s), Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

# of Stories            4

## **Exterior**

Exterior Features    Balcony

Construction        Brick, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed           June 5th, 2025

Days on Market      55

Zoning                DC

## **Listing Details**

Listing Office        The Real Estate District

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