

**325, 2233 34 Avenue SW  
Calgary, Alberta**

**MLS # A2206292**



**\$585,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Siding

**Foundation:** -

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 896

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Ceiling Fan, Garage Remote x2, All Fobs & Keys, Doorbell Camera

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** The perfect downsizing opportunity in a recession-resistant affluent community, this 2-bed + den, 2-bath condo has been meticulously renovated over the years, with renovations worth over \$100,000 by today's standards. Plus, with two titled parking stalls—an absolute must with increasing development in the area—and ALL UTILITIES INCLUDED, this is hassle-free living at its best! Enjoy the convenience of inner-city living in a quiet, peaceful neighbourhood in this highly coveted corner unit in Gateway Garrison Woods! Ideal for roommates or guests, the functional layout places the two generously sized bedrooms on opposite ends of the unit, providing maximum privacy. The kitchen features quartz counters, stainless steel appliances, including an induction range, ample cabinetry, under-cabinet lighting, a central island with pull-out storage, and a convenient corner pantry, making it perfect for any home chef. The expansive living area with its 10-foot high ceilings offers plenty of room for any furniture arrangement and is a great space to host gatherings and entertain guests. One of the standout features of this condo is the expansive South-facing balcony, which offers serene views of the beautifully landscaped courtyard, and has a natural gas hookup for your BBQ—ideal for enjoying Calgary's endless summer nights. The primary suite easily accommodates a king-sized bed and boasts a private 4-piece ensuite bathroom. The equally spacious second bedroom boasts plenty of large windows, a closet and cheater access to the main 4-piece bathroom, and the in-suite laundry closet for ultimate convenience. This amazing condo also features a sizeable den, whether you picture an overnight guest room, a dining room, or a home office, this space is

nothing but versatile! Living here means you're just steps away from all the best shopping, dining, and entertainment that Marda Loop has to offer. With easy access to Crowchild Trail and a quick commute downtown, this location provides both serenity and urban convenience. This condo truly has it all &ndash; all that&rsquo;s left is the key!