

**334, 2233 34 Avenue SW  
Calgary, Alberta**

**MLS # A2211009**



**\$449,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate

**Roof:** -

**Basement:** -

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

**Foundation:** -

**Features:** Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 706

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** None

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!