



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

223, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2303027



\$272,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to the Gateway Garrison Woods in the highly sought-after community of Marda Loop. Discover this well-cared-for 2nd floor condo featuring hardwood flooring, a sunny south-facing balcony, titled underground parking, and a separate titled storage locker. Thoughtfully designed, the one-bedroom plus den layout offers a functional space that is truly move-in ready. The kitchen is both stylish and practical, complete with generous cabinet space, granite countertops, and stainless-steel appliances, flowing effortlessly into the dining area. Natural light fills the living room, creating a warm and comfortable atmosphere, while patio doors lead to your private balcony—perfect for relaxing or grilling with the convenience of a built-in gas line. Near the entrance, a versatile flex space provides the ideal spot for a home office, reading nook, or additional storage. In-suite laundry adds everyday convenience. IDEALLY SITUATED IN A PREMIUM LOCATION within the building, this unit is just STEPS AWAY FROM THE ELEVATOR offering quick direct access to the underground parkade and storage locker, all within a quiet low traffic setting. The building offers the benefits of a well-managed, pet-friendly building (subject to condo board approval) that includes underground visitor parking, secure bike storage, and a third-floor Owner's Lounge with an expansive outdoor balcony for your enjoyment. Condo fees are reasonable and cover all utilities, including gas, electricity, water, and sewer. Unbeatable walkability—enjoy cafes, dining, groceries, banking, and everyday essentials just steps from your door in this vibrant, trendy neighbourhood.