



320, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2326106



\$450,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,162 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Guest, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Membrane, Mixed	Condo Fee:	\$ 807
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

A spacious two bedroom condo plus den! Enjoy the vibe of Marda Loop! This is a bright corner condo with loads of windows on the top floor, also one of the largest condos in this building. There are two bedrooms, both with their own 4 piece ensuite (2nd bedroom is a Jack and Jill), a great sized versatile den that can be used for storage, home office or extra guest.. The dining, living and kitchen areas are open concept and fabulous for entertaining and boast engineered maple hardwood flooring. There's also insuite laundry. The parking stall and storage unit are both titled and included, condo fees include utilities, the building is very well maintained and the management company is accessible and helpful. So many amenities are nearby and within walking distance; you can enjoy Village Ice Cream, Starbucks, Cobs Bread, Blush Lane, Safeway, restaurants, bars, amazing shops or just going for a stroll! It's really is a great place to call home!