



GRASSROOTS
REALTY GROUP

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321, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2333188



\$277,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 519
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: NA

Live in the heart of Marda Loop, just steps from Safeway, Starbucks, and all the amenities this vibrant community has to offer. This TOP-floor, SOUTH-facing 1 bedroom plus den condo is freshly painted with brand new carpet and is completely move-in ready. The bright, open-concept layout features a spacious kitchen with stainless steel appliances, ample cabinetry, and room for a dining table. The sun-filled living room opens to a private and large 11 ft x 8 ft south-facing balcony with a gas BBQ hookup and beautiful neighbourhood views. The bedroom offers a walk-through closet and direct access to the updated 4-piece cheater ensuite bathroom with a new light fixture, fan, and freshly painted ceiling. A versatile den is perfect for a home office, while the in-suite laundry room provides excellent additional storage. Ideally located near the south elevator for quick access to your titled underground parking stall and storage locker. This well-managed, pet-friendly building offers underground visitor parking, bike storage, a third-floor party room with a large outdoor terrace, and condo fees that include gas, electricity, water, and sewer. With easy access to Crowchild and Glenmore Trail, this is an exceptional opportunity to enjoy your lifestyle in one of Calgary's most sought after neighbourhoods.