

\$329,900 - 216, 2233 34 Avenue Sw, Calgary

MLS® #A2261449

\$329,900

1 Bedroom, 1.00 Bathroom, 710 sqft

Single Family on 0.00 Acres

Garrison Woods, Calgary, Alberta

This lovely one bedroom + den is bright & spacious and includes a titled underground parking stall and titled storage cage. It has a popular open concept design with large windows and elegant laminate flooring throughout. The kitchen has maple cabinets, under cabinet lighting, a center island, quartz counters and stainless steel appliances. The dishwasher is new and the in-suite washer & dryer have been updated. You'll love hosting family and friends for meals in the dining area. The living room is spacious with a modern gas fireplace and sliding doors to the east facing balcony with its peaceful backdrop of mature trees. There is a gas hookup for your BBQ. The bedroom is roomy with a generous walk-through closet that adjoins the 4-piece bathroom. The unit is conveniently located close to a second elevator that provides quick & easy access to the fenced courtyard, underground parking, storage cage, locked bike storage & garbage room. The popular "Gateway Garrison Woods" is a quiet & pet friendly building. Electricity is included in the condo fees. The stylish social room on the 3rd floor features a rooftop balcony that overlooks an outstanding professionally landscaped inner courtyard. It can be reserved without charge for special occasions. Underground visitor parking is available for your guests. Steps away from cafes, restaurants, pubs, entertainment, boutiques, shops, supermarkets and the many services of Marda Loop. Easy access to Crowchild Trail and a



short drive to the River Park off-leash dog park, Sandy Beach and the Glenmore Athletic Park. Come and take a look, you won't be disappointed! (id:6289)

Built in 2003

Essential Information

Listing #	A2261449
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Square Footage	710
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	216, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
Province	Alberta
Postal Code	T2T6N2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground, Visitor Parking
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Other, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 3

Exterior

Exterior Brick, Stone, Vinyl siding
Exterior Features Fruit trees, Landscaped, Lawn, Underground sprinkler
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Greater Calgary Real Estate



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 14th, 2025 at 2:46pm PDT