# \$323,900 - 216, 2233 34 Avenue Sw, Calgary

MLS® #A2261449

# \$323,900

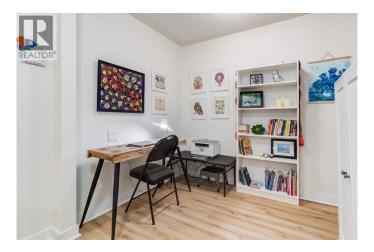
1 Bedroom, 1.00 Bathroom, 710 sqft Single Family on 0.00 Acres

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 \$323,900

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





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