

# \$585,000 - 325, 2233 34 Avenue Sw, Calgary

MLS® #A2206292

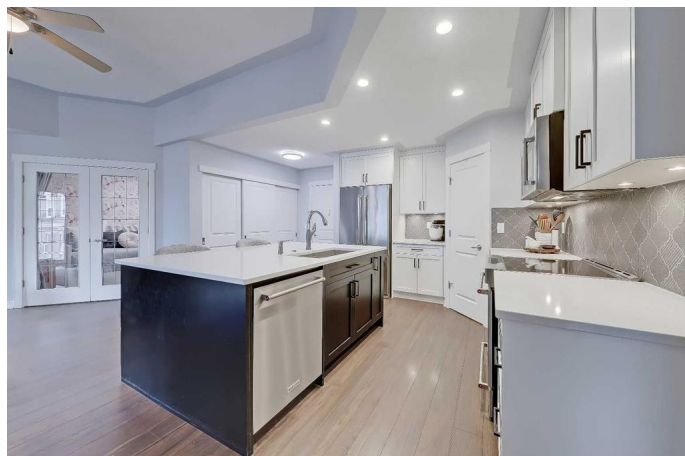
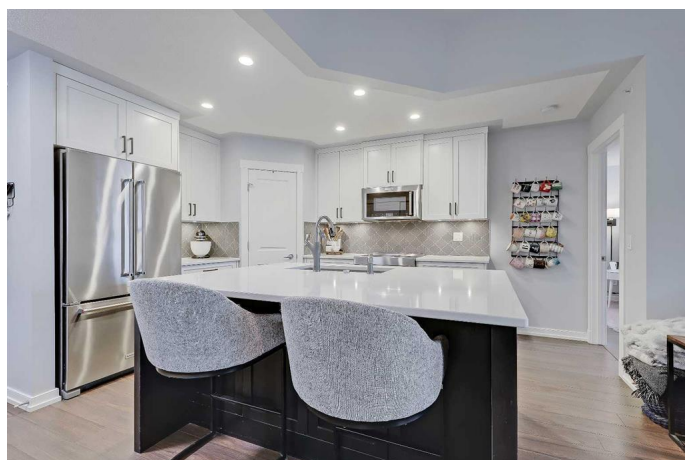
**\$585,000**

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** The perfect downsizing opportunity in a recession-resistant affluent community, this 2-bed + den, 2-bath condo has been meticulously renovated over the years, with renovations worth over \$100,000 by today's standards. Plus, with two titled parking stalls—an absolute must with increasing development in the area—and **ALL UTILITIES INCLUDED**, this is hassle-free living at its best! Enjoy the convenience of inner-city living in a quiet, peaceful neighbourhood in this highly coveted corner unit in Gateway Garrison Woods! Ideal for roommates or guests, the functional layout places the two generously sized bedrooms on opposite ends of the unit, providing maximum privacy. The kitchen features quartz counters, stainless steel appliances, including an induction range, ample cabinetry, under-cabinet lighting, a central island with pull-out storage, and a convenient corner pantry, making it perfect for any home chef. The expansive living area with its 10-foot high ceilings offers plenty of room for any furniture arrangement and is a great space to host gatherings and entertain guests. One of the standout features of this condo is the expansive South-facing balcony, which offers serene views of the beautifully landscaped courtyard, and has a natural gas hookup for your BBQ—ideal for enjoying Calgary's endless summer nights. The primary suite easily accommodates a king-sized bed and



boasts a private 4-piece ensuite bathroom. The equally spacious second bedroom boasts plenty of large windows, a closet and cheater access to the main 4-piece bathroom, and the in-suite laundry closet for ultimate convenience. This amazing condo also features a sizeable den, whether you picture an overnight guest room, a dining room, or a home office, this space is nothing but versatile! Living here means you're just steps away from all the best shopping, dining, and entertainment that Marda Loop has to offer. With easy access to Crowchild Trail and a quick commute downtown, this location provides both serenity and urban convenience. This condo truly has it all – all that's left is the key!

Built in 2003

### Essential Information

MLS® #	A2206292
Price	\$585,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	325, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 6N2

### Amenities

Amenities Elevator(s), Park, Party Room, Secured Parking, Storage, Visitor Parking

Parking Spaces 2

Parking Heated Garage, Titled, Underground

### Interior

Interior Features High Ceilings

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Induction Cooktop

Heating In Floor, Natural Gas

Cooling None

# of Stories 3

### Exterior

Exterior Features Balcony

Construction Brick, Vinyl Siding, Wood Siding

### Additional Information

Date Listed March 28th, 2025

Days on Market 28

Zoning DC

### Listing Details

Listing Office RE/MAX House of Real Estate

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