



**GRASSROOTS**  
REALTY GROUP

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312, 2233 34 Avenue SW  
Calgary, Alberta

MLS # A2239966



**\$289,000**

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this bright and stylish 1-bed + den condo in one of Calgary's most sought-after inner-city communities — Marda Loop! Located in the pet-friendly Gateway Garrison Woods, featuring a spacious open layout, granite counters, rich maple cabinetry, a breakfast island, and newer appliances (fridge 2021, dishwasher 2024). The living room opens to a large, covered East-facing balcony with peaceful, treed views. The bedroom includes a full-width closet, and the versatile den is perfect for a home office or extra storage. Enjoy fantastic amenities: resident lounge, BBQ deck, rooftop patio, elevator, secure bike storage, and underground titled parking. Condo fees include all utilities! Just steps from trendy shops, cafes, restaurants, parks, River Park, Sandy Beach & more. This is inner-city living at its best — ideal for first-time buyers, professionals, or investors! Schedule your private showing today — your Marda Loop life awaits!