



GRASSROOTS
REALTY GROUP

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141, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2253932



\$425,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home		
Inclusions:	na		

Gateway Garrison Woods ‐ Highly Sought-After Floor Plan! Discover this bright and spacious 2-bedroom + den condo offering the perfect split-bedroom layout ‐ ideal for roommates, guests, or adult children. With 960 sq. ft. of thoughtfully designed living space and 2 full bathrooms, including a primary ensuite with walk-in shower, this home balances comfort and functionality. The kitchen showcases maple cabinetry with under-cabinet lighting, a granite extended eating bar, and quality finishes throughout. Additional features include knock-down ceilings and plenty of natural light. Enjoy the convenience of ground-level living with a private entrance that opens to a sunny, south-facing courtyard. The oversized patio is perfect for entertaining, complete with a BBQ gas hook-up. This home also comes with a titled underground heated parking stall and separate storage for your convenience. Live right in the middle of all the action Marda Loop has to offer.