



373, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2286752



\$325,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	785 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Concrete, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: na

INCREDIBLE LOFT in an Unbeatable inner-city location in Marda Loop! Step outside and you're right there for everything people actually want day-to-day: restaurants, coffee, boutiques, fitness & Safeway is steps away. Even better, Starbucks is right outside your front door! A RARE opportunity in this building. This spacious TWO-STOREY LOFT offers a highly sought-after floor plan that doesn't hit the market often. On the main level, you'll love the bright, open-concept layout with huge windows, granite countertops, stainless appliances & a convenient 2-piece bath. The living room impresses with soaring ceilings & plenty of space to relax & entertain, plus clever under-stair storage for all the extras. Upstairs, the primary bedroom is generously sized with an oversized walk-in closet, in-suite laundry & a 4-piece en-suite bath. The location truly stands out: enjoy quick access to the river pathways, Sandy Beach Park, Altadore Off-Leash Dog Park, North Glenmore Park, Glenmore Athletic Park, downtown, transit & Mount Royal University. Whether you're walking the dog, meeting friends, or commuting, day-to-day life here feels easy. What you get: titled heated underground parking, secure bike storage, PET FRIENDLY building & affordable condo fees that include ALL UTILITIES: heat, water, sewer & electricity. A rare loft-style home in one of Calgary's best inner-city neighbourhoods, with the walkability to match.