



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**321, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297864**



**\$299,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this very clean top-floor, south-facing condo in the heart of Marda Loop, featuring fresh paint, brand new carpet, titled underground parking, and a titled storage locker. This well laid out one bedroom plus den condo is bright, welcoming and move-in ready. The open concept kitchen offers lots of cabinetry, stainless steel appliances and opens on to space for a dining table. The sun filled living room showcases beautiful views of the surrounding neighbourhood and beyond, while sliding patio doors open to a private south-facing balcony complete with a gas line for your BBQ. The bedroom has brand new carpet, a walk-through closet with shelving and access to the 4-piece cheater ensuite. The bathroom was just updated with a new bathroom fan, new light fixture and new flat painted ceiling. At the front of the condo is the flexible den space, ideal for an at home office or mudroom. In-suite laundry with lots of additional space in this room for your vacuum, linens, and anything else you wish to store in-suite. Convenient location within the building, just steps from the elevator that takes you directly to the parkade where your parking stall and storage locker are located. Enjoy living in the heart of Marda Loop in this well managed, pet friendly building with underground visitor parking, underground bike storage, third level party room with large balcony, and all the utilities included (gas, electricity, water, & sewer) in the reasonable condo fees. Just steps from Starbucks, restaurants, Safeway, banks, parks and schools. Easy access in and out of the community to Crowchild Trail and Glenmore Trail.