



**GRASSROOTS**  
REALTY GROUP

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

334, 2233 34 Avenue SW  
Calgary, Alberta

MLS # A2211009



**\$449,900**

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 706
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

Sophisticated Inner-City Living in the Heart of Marda Loop. Experience refined urban living in this beautifully appointed residence, nestled within one of Calgary's most coveted communities. Overlooking a serene, professionally landscaped courtyard, this elegant home combines upscale comfort with unbeatable walkability. The chef-inspired kitchen showcases sleek stainless steel appliances, a generous central island, and abundant cabinetry—designed to seamlessly blend function and style. The expansive living room, anchored by a gas fireplace, opens to an oversized private patio with tranquil courtyard views—an ideal setting for evening soirées or relaxed weekend mornings. Two spacious bedrooms provide a peaceful retreat, each accompanied by well-appointed four-piece bathrooms, including a luxurious ensuite. A dedicated laundry area adds convenience, while a flexible storage room offers the potential for a home office or boutique-style walk-in closet. Additional highlights include a titled underground parking stall in a pristine, secure parkade, and easy elevator access for a truly lock-and-leave lifestyle. Just steps from Marda Loop's vibrant array of boutiques, dining, cafés, and transit—this residence epitomizes sophisticated inner-city living. Homes of this calibre in such a desirable building are rarely available. Don't miss your opportunity to own this exquisite urban sanctuary—book your private showing today!