

\$464,000 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

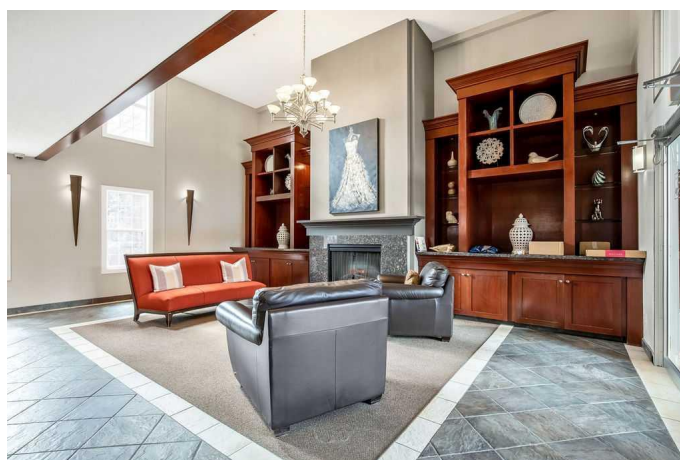
\$464,000

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

***OPEN HOUSE Saturday June 14th:
2:00pm- 4:00pm*** 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



sanctuaryâ€”book your private showing today!

Built in 2003

Essential Information

MLS® #	A2211009
Price	\$464,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	334, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	DC

Listing Details

Listing Office	The Real Estate District
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