# \$364,999 - 353, 2233 34 Avenue Sw, Calgary

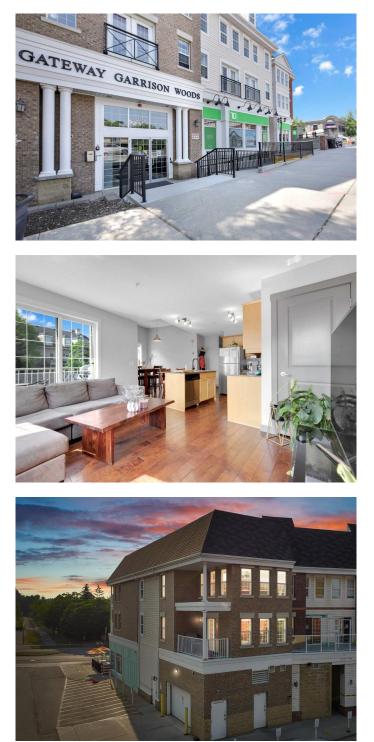
MLS® #A2240608

#### \$364,999

1 Bedroom, 2.00 Bathroom, 984 sqft Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this stunning and unique multi-level condo in the heart of desirable Garrison Woods! This bright and airy top-floor corner unit is full of natural light and boasts soaring ceilings, oversized windows, and an industrial-chic vibe that makes it stand out from the rest. The main level features an open-concept layout perfect for entertaining, with a modern kitchen, spacious living and dining areas, a convenient half bath, extra in-suite storage, and a private south-facing balcony to soak up the sun. Upstairs, you'II find a spacious primary bedroom, a full bathroom, in-suite laundry, Office space, and a versatile den thatâ€<sup>™</sup>s perfect as a kids' room, nursery, or flex space to suit your lifestyle. There's also direct access to the 4th-floor hallway, providing a unique dual-entry layout. Located in one of Calgary's most walkable communities, you're just steps from everythingâ€"trendy cafes, restaurants, groceries, fitness studios, and more. This is urban living at its best in one of the city's most charming neighbourhoods. Whether you're a professional, a couple, or someone looking to downsize in style, this condo delivers the perfect balance of character, function, and unbeatable location!



Built in 2003

#### **Essential Information**

MLS® #

A2240608

Price	\$364,999
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	984
Acres	0.00
Year Built	2003
Туре	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## **Community Information**

Address	353, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

## Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground
# of Garages	1

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Siding

#### Foundation Poured Concrete

### **Additional Information**

Date ListedJuly 18th, 2025Days on Market1ZoningDC (pre 1P2007)

### **Listing Details**

Listing Office Real Broker

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