

\$449,900 - 334, 2233 34 Avenue Sw, Calgary

MLS® #A2211009

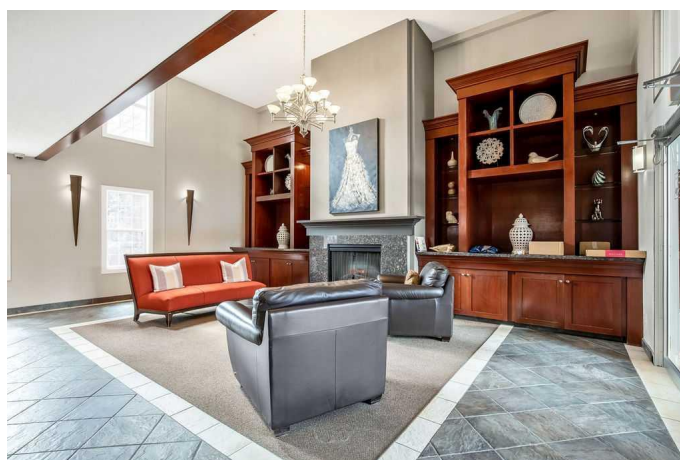
\$449,900

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

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!



Built in 2003

Essential Information

MLS® #	A2211009
Price	\$449,900
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	Natural Gas, Baseboard
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 46

Zoning DC

Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.