

2233 34 Avenue #364, Calgary T2T 6N2

MLS®#:	A2157811	Area:	Garrison Woods	Listing Date:	08/15/24	List Price:	\$344,900			
Status:	Pending	County:	Calgary	Change:	-\$5k, 07-Sep	Associatio	on: Fort McMurray			
	GATEWAY CARDON NOT			General In Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:	Residenti Apartmer Calgary 2003 ation		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	789 789	DOM 34 Layout Beds: Baths: Style: Parking Ttl Park:	1 (1) 1.5 (1 1) Loft/Bachelor/Studio 1
				Access: Lot Feat: Park Feat:	Lot Feat: Park Feat: Parkade,S t		,Underground		Garage Sz:	-
					Utilities	and Feature	S			
Roof: Heating: Sewer: Ext Feat:	In Floor Courtyard	Construction: Brick,Vinyl Siding,Wood Frame Flooring: Carpet,Concrete Water Source:								
Kitchen Ap Int Feat: Utilities:	liqu:	Fnd/Bsmt: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,Storage Room Information								
<u>Room</u> 2pc Bathroom Kitchen 4pc Bathroom Bedroom - Primary		<u>Level</u> Main Main Second Second	Main 4`9" x 5`1" Main 11`3" x 13`1" Second 5`0" x 8`8" Second 14`3" x 14`3"			Room Foyer Living Room Laundry		<u>Level</u> Main Main Second		Dimensions 9`1" x 7`9" 14`2" x 13`4" 8`11" x 8`8"
Condo Fee \$606				Title: Fee Simp		Fax/Financia		Zoning: DC (pre 1P2007)		

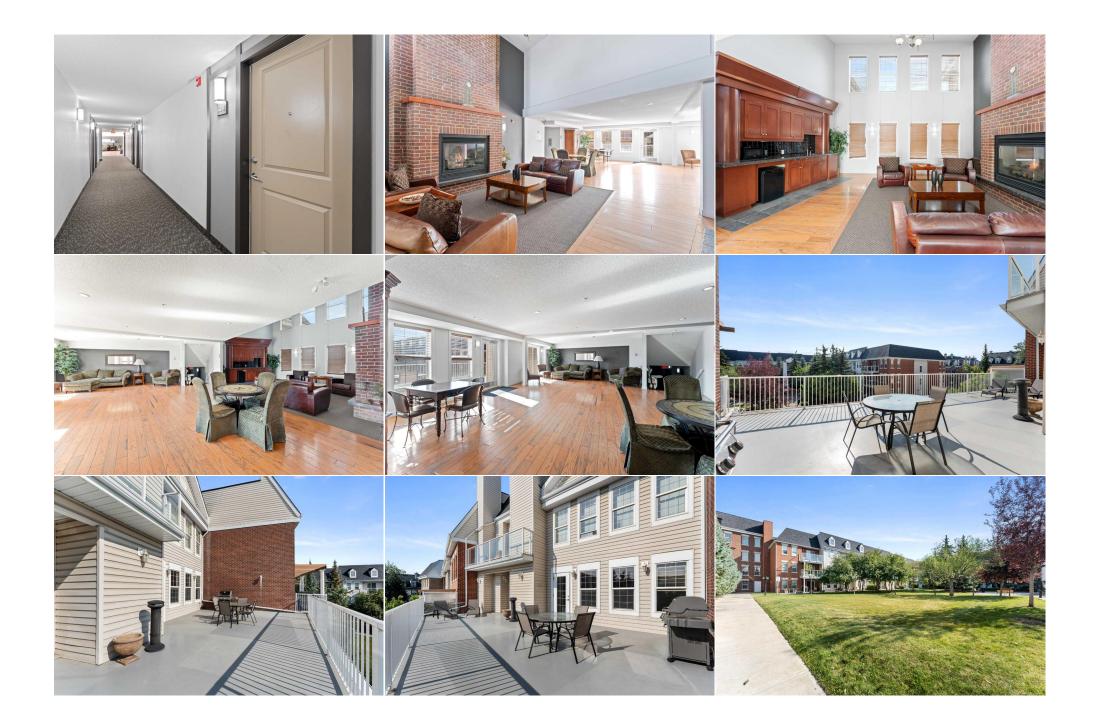
Legal Desc:	Fee Freq: Monthly 0312236 Remarks
Pub Rmks: Inclusions: Property Listed By:	PRIME LOCATION IN MARDA LOOP! Don't miss out on your chance to own this stunning TOP FLOOR multi-level loft unit in the highly sought after Gateway Garrison Woods complex, only steps away from all the Marda Loop shops, grocery, restaurants, and local amenities! This bright and open UPSCALE unit features a large kitchen with a new subway tile backsplash moveable island SS appliances granite counters, NEW TRENDY WHITE PAINT throughout, polished concrete flooring (in-floor heat), a portable A/C unit, WEST sun exposure, a cozy fireplace, underground TITLED PARKING, and the list goes on! The main level is perfect for entertaining with loads of natural light, extra storage/pantry area, a half bath, and a Romeo & Juliet style balcony. Upstairs showcases a huge bedroom area with access to a large walk-in closet, a conveniently located laundry area, and ensuite bath. You will also have access to the second entrance on the upper level, for convenience when moving. Right down the hall from this unit is the stunning OWNER'S LOUNGE with a fireplace, wet bar, games area, and private BBQ deck. You will also discover underground visitor parking, bike storage, and the outdoor central courtyard. This is a well maintained complex with low condo fees that INCLUDES ELECTRICITY, and is pet friendly! This is where luxury meets lifestyle and convenience, only steps away from everything Marda Loop has to offer. The architectural design and feel of the building is something you must see! This UNIQUE loft will not last long come check it out today! Portable A/C and Portable Island Royal LePage Solutions

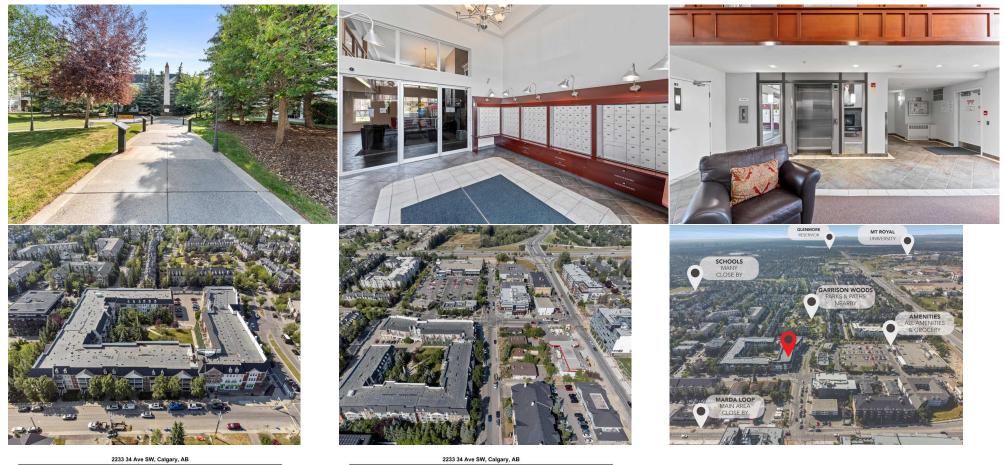
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1st Floor Exterior Area 502.29 sq ft Interior Area 452.54 sq ft





2nd Floor Exterior Area 384.76 sq ft Interior Area 337.41 sq ft Excluded Area 122.10 sq ft