



THE
A-TEAM

**RE/MAX
FIRST**

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**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **789**
Low Sqft:
Ttl Sqft: **789**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 5`1"	Foyer	Main	9`1" x 7`9"
Kitchen	Main	11`3" x 13`1"	Living Room	Main	14`2" x 13`4"
4pc Bathroom	Second	5`0" x 8`8"	Laundry	Second	8`11" x 8`8"
Bedroom - Primary	Second	14`3" x 14`3"			

Legal/Tax/Financial

Condo Fee:
\$606

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **0312236**

Remarks

Pub Rmks: **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!**

Inclusions: **Portable A/C and Portable Island**
Property Listed By: **Royal LePage Solutions**

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











2233 34 Ave SW, Calgary, AB

1st Floor Exterior Area 102.20 sq ft
Interior Area 452.34 sq ft

2233 34 Ave SW, Calgary, AB

2nd Floor Exterior Area 206.76 sq ft
Interior Area 227.41 sq ft
Excluded Area 122.10 sq ft

