

373, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2286752



\$325,000

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|------------------|--|---------------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Loft/Bachelor/Studio | | |
| Size: | 785 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Enclosed, Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | In Floor | Water: | - |
| Floors: | Concrete, Hardwood, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 634 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s) | | |

Inclusions: na

INCREDIBLE LOFT in an Unbeatable inner-city location in Marda Loop! Step outside and you're right there for everything people actually want day-to-day: restaurants, coffee, boutiques, fitness & Safeway is steps away. Even better, Starbucks is right outside your front door! A RARE opportunity in this building. This spacious TWO-STOREY LOFT offers a highly sought-after floor plan that doesn't hit the market often. On the main level, you'll love the bright, open-concept layout with huge windows, granite countertops, stainless appliances & a convenient 2-piece bath. The living room impresses with soaring ceilings & plenty of space to relax & entertain, plus clever under-stair storage for all the extras. Upstairs, the primary bedroom is generously sized with an oversized walk-in closet, in-suite laundry & a 4-piece en-suite bath. The location truly stands out: enjoy quick access to the river pathways, Sandy Beach Park, Altadore Off-Leash Dog Park, North Glenmore Park, Glenmore Athletic Park, downtown, transit & Mount Royal University. Whether you're walking the dog, meeting friends, or commuting, day-to-day life here feels easy. What you get: titled heated underground parking, secure bike storage, PET FRIENDLY building & affordable condo fees that include ALL UTILITIES: heat, water, sewer & electricity. A rare loft-style home in one of Calgary's best inner-city neighbourhoods, with the walkability to match.