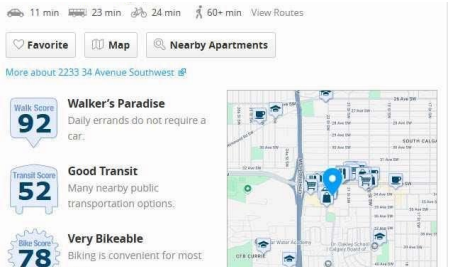
219 2233 34 Avenue SW

Calgary | Active | MLS® A2335241

$268,862









Bedrooms	Bathrooms	Year Built	Living area
1	1	2007	564.62 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

219, 2233 34 Avenue SW | Welcome To The Vibrant Community Of Marda Loop! This Bright & Open-Concept Condo Offers A Functional Layout Designed For Comfortable Everyday Living & Easy Entertaining. The Kitchen Features Stainless Steel Appliances, A Central Island & Seamless Sightlines To The Dining & Living Areas, All Leading To Your Private Balcony Complete With A Gas BBQ Hookup. Residents Enjoy Access To A Well-Appointed Third-Floor Party Room With A Large Outdoor Terrace, Perfect For Hosting Larger Gatherings. Additional Highlights Include In-Suite Laundry, Secure Underground Parking, Bike Storage, Visitor Parking, Elevator Access, & Storage Options. This Well-Managed, Pet-Friendly Building Offers Exceptional Value With Condo Fees of $480.10 That Include Gas, Electricity, Water, & Sewer. Ideally Located Within Walking Distance To Safeway, Shops, Restaurants, & All The Amenities Marda Loop Has To Offer, With Quick Access To Crowchild Trail & Glenmore Trail For An Easy Commute | Some Photos Have Been Virtually/Digitally Staged With Furniture & Decor For Illustrative Purposes Only; These Items Are Not Included With The Property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335241
Bedrooms	1
Bathrooms	1
Year Built	2007
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	564.62 sq. ft.
Condo Fee:	$480.10

Condo Fee Includes:	Common Area Maintenance, Heat
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0312236
Heating:	Baseboard
New Constr.:	No
Construction Material:	Aluminum Siding, Brick
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Gateway Garrison Woods
Community:	Garrison Woods
Amenities:	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 13'6" × 11'7" ·
Main Floor	Dining Room · 13'6" × 5'8" ·
Main Floor	Kitchen · 10'4" × 8'3" ·
Main Floor	Bedroom - Primary · 11'2" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Granite Counters, Kitchen Island
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	DC (pre 1P2007)
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/219-2233-34-avenue-sw-calgary-a2335241/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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