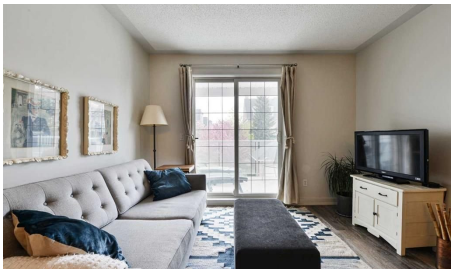
228 2233 34 Avenue SW

Calgary | Active | MLS® A2343413

$249,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2003**	**550 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

BRIGHT~QUIET END UNIT~ SOUTH FACING ~IN-SUITE LAUNDRY~ TERRIFIC WALKING LOCATION in MARDA LOPP/GARRISON WOODS. OPEN PLAN filled with natural light & direct access to Large, Covered SOUTH FACING Balcony with awesome treed-view. Enjoy morning coffee or evening BBQ on this QUIET covered oasis. Kitchen features maple Cabinetry, Stainless Steel Appliances, Granite Counter + Breakfast Bar. Bedroom spaciousness is augmented by numerous South + West windows. Cool floor plan with the generously sized Walk -Through Closet connecting to the cheater EN-SUITE Bathroom. IN-SUITE Laundry and storage complete this lovely unit. Well run-PET FRIENDLY building with great Party Room with Roof Top Patio, Secure Heated Underground Parking (stall # 284), Underground Visitor Parking + Bike Storage! UNBEATABLE LOCATION! - stroll to pathways, cafes, parks, shops/restaurants, Sandy Beach, AND quick easy access to downtown, MRU, U of C!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343413
Bedrooms	1
Bathrooms	1
Year Built	2003
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:	550 sq. ft.
Main Level Finished Area:	550 sq. ft.
Condo Fee:	$489.00

Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	2003 (Age: 23)
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:	In Floor
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Secured, 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), Party Room, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Kitchen · 9'2" × 8'5" ·
Main Floor	Living Room · 12'4" × 11' ·
Main Floor	Dining Room · 7'2" × 5'6" ·
Main Floor	Bedroom · 11' × 10'1" ·
Main Floor	Walk-In Closet · 7' × 6'2" ·
Main Floor	Balcony · 11' × 8' ·
Main Floor	Laundry · 3'1" × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/228-2233-34-avenue-sw-calgary-a2343413/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.