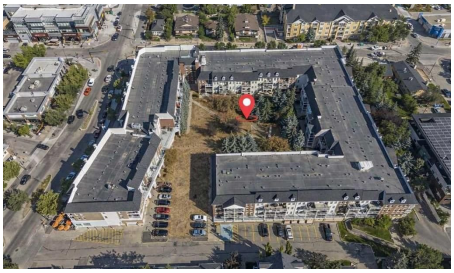
329 2233 34 Avenue SW

Calgary | Active | MLS® A2358976

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2003**	**865.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

TOP FLOOR | PRIVATE COURTYARD VIEWS | 2 BEDROOMS | 2 FULL BATHROOMS | CONDO FEES INCLUDE ALL UTILITIES! Enjoy top-floor living in the heart of Marda Loop! With only one common wall and a peaceful private courtyard outlook, this well-maintained 2-bedroom, 2-bathroom condo offers privacy, comfort and convenience. The oversized northwest-facing balcony captures beautiful afternoon and evening sunshine. It includes a gas BBQ hookup, perfect for relaxing or entertaining. The attractive building welcomes you with an impressive foyer featuring a fireplace, seating area and beautiful built-ins. Inside, the unit features a spacious entry, abundant maple cabinetry, granite countertops, an updated kitchen island countertop and newer luxury vinyl plank flooring throughout-no carpet! In-floor heating provides comfortable warmth, while the corner gas fireplace adds a cozy touch to the living room.
The spacious primary bedroom accommodates a king-sized bed and features a walk-through closet leading to a 4-piece ensuite. The second bedroom is generously sized, with a 3-piece bathroom conveniently across the hall, complete with a stackable washer and dryer (2022). Additional features include one titled underground parking (#291), one titled storage (#393). Conveniently located just steps from the elevator and parking stall, making grocery trips and everyday errands easy. The building also offers plenty of underground visitor parking. Residents have access to a spacious third-floor party room with a kitchenette and an impressive outdoor terrace with a BBQ area-perfect for entertaining. All this in an unbeatable Marda Loop location, just steps from Village Ice Cream, Starbucks, COBS Bread, Blush Lane, Safeway, restaurants, cafés, pubs and boutique shops. Enjoy a truly walkable lifestyle in one of Calgary's most desirable inner-city communities! Comfortable, low-maintenance living in a fantastic location. Welcome home to Marda Loop!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358976
Bedrooms	2
Bathrooms	2
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:	865.59 sq. ft.
Main Level Finished Area:	865.59 sq. ft.
Condo Fee:	$710.55
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0312236
Heating:	In Floor
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Parkade, Secured, Titled, 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:	Elevator(s), Roof Deck, Secured Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Murphy bed, 2 TV mounts, bedroom curtains, large rectangle mirror
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Kitchen · 13'2" × 10'11" ·
Main Floor	Dining Room · 11' × 7' ·

Main Floor	Bedroom · 13'6" × 9'11" ·
Main Floor	Foyer · 7'8" × 6'6" ·
Main Floor	Living Room · 15'2" × 13'2" ·
Main Floor	Bedroom - Primary · 12'2" × 9'11" ·
Main Floor	Walk-In Closet · 8'2" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/329-2233-34-avenue-sw-calgary-a2358976/

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