

# \$364,999 - 353, 2233 34 Avenue Sw, Calgary

MLS® #A2240608

**\$364,999**

1 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

Welcome to this stunning and unique multi-level condo in the heart of desirable Garrison Woods! This bright and airy top-floor corner unit is full of natural light and boasts soaring ceilings, oversized windows, and an industrial-chic vibe that makes it stand out from the rest. The main level features an open-concept layout perfect for entertaining, with a modern kitchen, spacious living and dining areas, a convenient half bath, extra in-suite storage, and a private south-facing balcony to soak up the sun. Upstairs, you'll find a spacious primary bedroom, a full bathroom, in-suite laundry, Office space, and a versatile den that's perfect as a kids' room, nursery, or flex space to suit your lifestyle. There's also direct access to the 4th-floor hallway, providing a unique dual-entry layout. Located in one of Calgary's most walkable communities, you're just steps from everything—trendy cafes, restaurants, groceries, fitness studios, and more. This is urban living at its best in one of the city's most charming neighbourhoods. Whether you're a professional, a couple, or someone looking to downsize in style, this condo delivers the perfect balance of character, function, and unbeatable location!

Built in 2003

## Essential Information

MLS® #

A2240608



Price	\$364,999
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	984
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	353, 2233 34 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6N2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 18th, 2025  
Days on Market                7  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    Real Broker

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