

**114, 2233 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2290481**



**\$320,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Track Lighting, Walk-In Closet(s)		

**Inclusions:** None

Welcome to elevated inner-city living in one of Calgary's most sought-after communities. This bright and beautifully appointed 1 bedroom + den suite in Garrison Woods offers the perfect blend of comfort, style, and unbeatable location. Situated in the desirable Gateway Garrison Woods complex, this open-concept home features rich walnut hardwood floors, stainless steel appliances, in-suite laundry, and a cozy fireplace that anchors the living space with warmth and character. Large windows flood the unit with natural light, creating an inviting and airy atmosphere throughout. The spacious primary bedroom includes a walk-through closet with custom organizers, offering both functionality and refined storage. The versatile den provides the ideal space for a home office, reading nook, or additional storage &mdash; perfect for today's flexible lifestyle. Step outside onto your private balcony to enjoy morning coffee or evening relaxation in this vibrant urban setting. Titled heated underground parking, secure bike storage, pet friendly building & affordable condo fees that include ALL UTILITIES: heat, water, sewer & electricity. Just steps from Safeway, Starbucks, Village Ice Cream, boutique shopping, fitness studios, and some of Calgary's best restaurants, this location truly delivers. With easy access to downtown and major routes, you're perfectly positioned to enjoy everything the city has to offer. Whether you're a first-time buyer, downsizer, or investor, this is an exceptional opportunity to own in one of Calgary's most coveted neighbourhoods. Urban convenience. Timeless finishes. Unmatched location.