



# 2233 34 Avenue Calgary Alberta

\$349,900

PRIME LOCATION IN MARDa LOOP! Don't miss out on your chance to own this stunning TOP FLOOR multi-level loft unit in the highly sought after Gateway Garrison Woods complex, only steps away from all the Marda Loop shops, grocery, restaurants, and local amenities! This bright and open UPSCALE unit features a large kitchen with a new subway tile backsplash | moveable island | SS appliances | granite counters, NEW TRENDY WHITE PAINT throughout, polished concrete flooring (in-floor heat), a portable A/C unit, WEST sun exposure, a cozy fireplace, underground TITLED PARKING, and the list goes on! The main level is perfect for entertaining with loads of natural light, extra storage/pantry area, a half bath, and a Romeo & Juliet style balcony. Upstairs showcases a huge bedroom area with access to a large walk-in closet, a conveniently located laundry area, and ensuite bath. You will also have access to the second entrance on the upper level, for convenience when moving. Right down the hall from this unit is the stunning OWNER'S LOUNGE with a fireplace, wet bar, games area, and private BBQ deck. You will also discover underground visitor parking, bike storage, and the outdoor central courtyard. This is a well maintained complex with low condo fees that INCLUDES ELECTRICITY, and is pet friendly! This is where luxury meets lifestyle and convenience, only steps away from everything Marda Loop has to offer. The architectural design and feel of the building is something you must see! This UNIQUE loft will not last long... come check it out today! (id:6769)

4pc Bathroom 5.00 Ft x 8.67 Ft

Laundry room 8.92 Ft x 8.67 Ft

Primary Bedroom 14.25 Ft x 14.25 Ft

2pc Bathroom 4.75 Ft x 5.08 Ft

Foyer 9.08 Ft x 7.75 Ft

Kitchen 11.25 Ft x 13.08 Ft

Living room 14.17 Ft x 13.33 Ft

Listing Presented By:



Originally Listed by:  
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<https://www.thinkcalgaryhomes.com/>



See

**Mirror**

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