



## 2233 34 Avenue Calgary Alberta

\$325,000

Step into your quiet piece of paradise, in the heart of the action in desirable Marda Loop! Fully and stylishly RENOVATED 1 bedroom, 1 bathroom plus den at a fantastic price! The redesigned kitchen marries style, quality, and functionality with all new two-toned cabinetry, soft-close drawers, a complete suite of new, stainless steel Frigidaire appliances, a breakfast bar with under-island storage, new quartz counter tops under-cabinet lighting and more. The living area is the perfect place to relax at the end of the day or entertain a few friends with sliding doors onto the OVERSIZED SOUTH BALCONY! Come feel the serenity of the spacious bedroom, complete with cordless cellular blackout blinds and custom drapes. Walk through your closet to a spa-like bathroom, fully gutted with new WALK-IN shower, stylish hexagon tiles, wood vanity and great lighting. Indoor, titled parking space and tons of storage in-unit with stacked washer/dryer. The front den is perfect for a work-from-home setup or could be converted to a little yoga spot, a mud room or close it in as a full storage room. New wide-plank flooring and tasteful light fixtures throughout. This unit backs onto a quiet laneway of iconic Garrison rowhomes, while still being just one block from Safeway, Village Ice Cream, Cobs Bread and two blocks from Deville and Phil&Seb Coffee! River Park is nearby for strolls with your favourite pooch and the access onto Crowchild make getting around the city a breeze. Pet-friendly, secure building with strong pride of ownership. Make your home ownership dreams a reality today! (id:6769)

Kitchen 6.67 Ft x 10.50 Ft

Living room 10.92 Ft x 9.08 Ft

Primary Bedroom 9.92 Ft x 12.33 Ft

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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