



## 2233 34 Avenue Calgary Alberta

\$374,999

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 generously sized bedroom, a versatile den (ideal for a home office or guest space), full bathroom, and in-suite laundry for ultimate convenience. 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! (id:6769)

4pc Bathroom 9.67 Ft x 8.25 Ft  
Den 13.00 Ft x 8.17 Ft  
Laundry room 6.42 Ft x 10.17 Ft  
Primary Bedroom 15.00 Ft x 13.83 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft  
Dining room 7.42 Ft x 9.92 Ft  
Kitchen 11.83 Ft x 10.17 Ft  
Living room 15.17 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



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