



Spacious master bedroom with large dual windows.



The combined living area and dining area offers warmth and coziness, but is roomy enough to nicely showpiece your furnishings.



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*Welcome to
#209, 2233 - 34th Avenue S.W.*



403-249-4322

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Overview

Inner city living at its best! Centrally located with trendy Marda Loop at your doorstep, Garrison Woods and the Farmer's Market just a short distance away. This is a charming, designer inspired condo that is sure to enhance your lifestyle. The design of this unit allows for comfortable living with modern angles to add interest found both in the nook and kitchen. Your new home offers optimum balance of working and living areas for easy maintenance and maximum use. The combinations of the open kitchen, dining & living area offer spaciousness and create the extremely popular Great-room concept. Enhancing features are everywhere with granite counters throughout the kitchen, stainless steel appliances...and all those extras not evident to the eye...in-suite laundry, in-floor heating, extra in-suite storage and titled storage, a holding room for your bikes, and titled underground heated parking. Comfortable in style and immaculately maintained this condominium is a home that reflects "True Pride of Ownership".

Now you can have easy access to the core, centrally located to "Marda-Loop"; favorite restaurants and stores steps from your condo and 17th Avenue a short distance away. We also offer easy access to major thoroughfares including Crowchild Trail, Glenmore Trail, and Sarcee Trail, and conveniently located to bus routes. Immaculate from top to bottom...located in the desirable inner-city planned community of Garrison Woods; the owner has cared for the home, as it truly oozes Pride of Ownership.

Kitchen

Meal preparation is a breeze in this ultra kitchen offering an abundance of maple cabinetry, granite counter-tops throughout the kitchen, stainless steel appliances and ample working stations. This area is functional and yet has a balance of beauty, comfort and convenience. Notice the volume of cabinets all accented with maple headers and the central cabinet extended to the ceiling adding interest to the design of the kitchen. The island also made of granite is host to a double stainless steel sink and is extended creating a casual breakfast bar.

Great-Room

The contemporary and well thought out plan of the condo is an important feature. The spaciousness of this unit is created by the combination of the principle rooms. The combined living area and dining area offers warmth and coziness, but is roomy enough to nicely showpiece your furnishings. The double sliding patio doors allows easy access to the balcony from the living area of the home and are positioned in a manner allowing maximum exposure to the principle rooms...creating even greater spaciousness to this unit.

Bedroom & Den

We know you will be pleased with the size of the master bedroom... again...notice how large the dual windows are. From the master bedroom you have easy access to the walk-thru closet with numerous organizers and the four-piece bath just beyond. The four piece bath is of the same high quality as found throughout this unit and is accessible from the master bedroom creating an en-suite...or from the main areas of the unit. The den is spacious enough to comfortably house a large desk for your computer. That's not all; we know you will love the convenience and privacy of your own in-suite laundry.

Conclusion

Inner-city living at its best! This charming condominium oozes designer quality finishings while being very functional. This unit can't be beat...from its open spacious floor-plan, numerous large windows, to its abundance of maple cabinetry and granite counter-tops in the kitchen, titled underground parking and storage, and in-suite laundry. This is an opportunity that should not be missed. This home shows "True Pride of Ownership" and is in move-in condition. It has a superior location, steps from "Marda-Loop" shopping and restaurants with close proximity to major thoroughfares.

Please visit my website at
www.calgaryconnection.com or call
Real Phaneuf at 403-249-4322.