

Salesrep:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
E-mail: rphaneuf@rfoothills.com

Rooms: **5**
Bedrooms: **1**
Den: **1**
Bathrooms: **1**
Taxes: **\$1507.53**
Parking: **\$50.00**

Address: **#209, 2233 – 34 Avenue S.W.**

District: **Garrison Woods**
Number: **C019**
Condo Plan: **0312236 Unit: 62**
Parking: **319 Storage: 352**

Complex: Gateway Garrison Woods	Possession: 30 Days or Negotiable	Price: \$299,900
Home Size: 744.87 sq. ft.	Heat: In-Floor	Dwnpmt: \$299,900
69.2 sq. m.	Floor Finish: Lino, Carpet	Mortgage: Treat as clear title
Reg. Size: 69.2 Sq. m.	Ext. Finish: Brick, Vinyl	
Style: Apartment	Balcony: North Facing	
Built: 2003		

Bathroom: 4 piece	Living Room: (M) 10'9" x 10'	Condo Fees \$284.35
Parking: Titled, Stall	Dining Room: (M) 8' x 5'7"	(Includes)
Underground	Kitchen: (M) 10' x 9'	C/A main: yes
	Main Bedroom: (M) 13' x 9'9"	Insurance: yes
	Den: (M) 9'6" x 8'	Management: yes
		Water/Sewer: yes
		Heat: yes
		Reserve fund: yes

Included in Price: Fridge, Stove, Dishwasher, Washer, Dryer, all Window Coverings, Micro-wave Fan, 1 Ceiling Fan, Garburator.

Special Features: The contemporary finishings, design and floorplan makes this condo special. The design of this unit allows for comfortable living with modern angles to add interest found both in the nook and kitchen. The principle rooms create the "Great-Room" concept, a kitchen with an abundance of maple cabinetry, granite counters an island extended to create a casual eating area, stainless steel appliances and a nook located directly beside the kitchen. The living room is spacious and allows easy access to your own private balcony. The master bedroom is generously sized with dual windows, has a walk-thru closet housing a closet organizer and offers lots of space...and nearby... a spacious den. The four piece bath can be accessed from the master bedroom, creating an en-suite, or also access from the main area. We also have an underground, heated, titled parking stall, titled storage, and bikes housed in their own secured area. You are in an exceptional and ideal walking location, surrounded by trendy "Marda Loop", Garrison Woods and nearby "Farmers Market". This is inner city living at its best, steps from fine dining, shopping and a short distance to the core. This should not be missed! Please feel free to contact Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for more information.