

**103, 540 34 Street NW**  
**Calgary, Alberta**

**MLS # A2170973**



**\$415,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 901
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island		

**Inclusions:** n/a

Welcome to Riverton at Parkdale – a stunning, corner-unit condo that offers the perfect blend of elegance and comfort. Situated on a prime lot overlooking a lush green space, this well-maintained home has been thoughtfully upgraded throughout. Featuring modern cabinetry, luxurious granite countertops, and radiant in-floor heating, this condo is designed for both style and convenience. The smart floor plan provides privacy, with two spacious bedrooms on opposite sides of the home. Large windows allow abundant natural light to flood the living space, creating a warm and inviting atmosphere. Step out onto the balcony to enjoy serene views of the green space, or unwind on the rooftop patio, where you can take in the beautiful community views. This condo also includes titled, underground heated parking and a private storage room. Heat and water are conveniently included in the utility cost, ensuring low-maintenance living. Located in the heart of Parkdale, you'll be just minutes away from major landmarks such as Foothills Hospital, the University District, Kensington, Downtown, and the scenic Bow River pathways. Condos like this are rarely available – don't miss your chance to own this exceptional home!