

309, 93 34 Avenue SW
Calgary, Alberta

MLS # A2183282



\$369,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	697 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to #309, 93 34 Avenue SW - a stunning, south-facing 2-bedroom, 2-bathroom condo in the heart of Parkhill! As you step inside, you're greeted by soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept floor plan that's perfect for entertaining. The contemporary kitchen features full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and pendant lighting, all complemented by a bright, stylish colour palette. The expansive south-facing windows in the living area flood the space with natural light. The primary bedroom is a true retreat, complete with a walk-in closet and a private ensuite bathroom. A second bedroom down the hall offers versatility as a home office or guest suite, paired with an additional 4-piece bathroom. For added convenience, the unit also includes in-suite laundry. Located just minutes from the Saddledome, vibrant Mission district, and downtown Calgary, this beautiful home offers a walkable lifestyle close to the Elbow River, Stanley Park (featuring tennis courts, skating, and an outdoor pool), transit, and the C-Train. Additional perks include a titled underground parking stall, secure bike storage, and the opportunity to enjoy a well-maintained building in one of Calgary's most sought-after neighborhoods. Whether you're a professional, small family, or investor, this condo is the perfect place to call home. Don't miss out!