


309, 93 34 Avenue SW

Calgary, Alberta

MLS # A2228189



\$339,900



<b>Division:</b>	Parkhill			
<b>Type:</b>	Residential/Low Rise (2-4 stories)			
<b>Style:</b>	Apartment-Single Level Unit			
<b>Size:</b>	697 sq.ft.	<b>Age:</b>	2016 (9 yrs old)	
<b>Beds:</b>	2	<b>Baths:</b>	2	
<b>Garage:</b>	Titled, Underground			
<b>Lot Size:</b>	-			
<b>Lot Feat:</b>	-			
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate		<b>Sewer:</b>	-
<b>Roof:</b>	-		<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	-		<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame		<b>Zoning:</b>	DC
<b>Foundation:</b>	-		<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows			
<b>Inclusions:</b>	N/A			

A rare opportunity to own in one of Calgary’s most sought-after communities, this bright and modern 2-bedroom, 2-bathroom condo delivers outstanding value and location. Situated in Parkhill, just steps from the Elbow River, Stanley Park, and minutes to Mission, downtown, and the Saddledome, this south-facing unit offers the ultimate in convenience and urban lifestyle. Inside, the home features 9-foot ceilings, wide plank flooring, and a functional open-concept layout designed for both comfort and entertaining. The kitchen is thoughtfully appointed with full-height cabinetry, granite countertops, a large island with bar seating, stainless steel appliances, and a sleek tiled backsplash. Natural light pours through expansive south-facing windows, filling the spacious living area with warmth. The primary suite includes a walk-in closet, brand new carpet and private ensuite, while the second bedroom, also with brand new carpet, is ideal as a guest room or home office, with a full bathroom nearby. Additional highlights include in-suite laundry, a titled underground parking stall, and access to walking paths, tennis courts, an outdoor pool, and C-Train transit. This well-managed building in a prime location presents a rare chance to secure a quality property, perfect as a primary residence or investment. Don’t miss your chance to own in Parkhill.