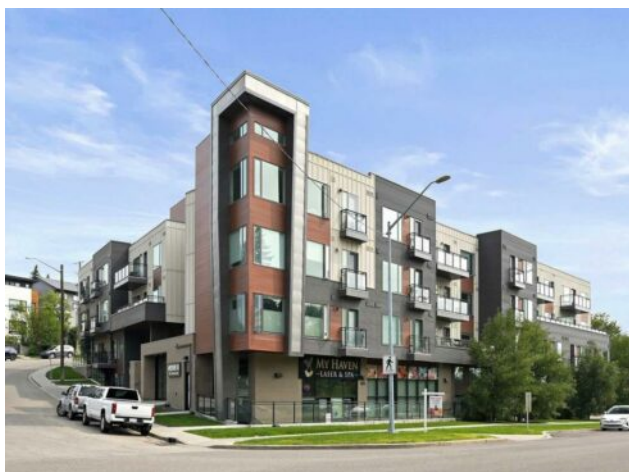


211, 93 34 Avenue SW  
Calgary, Alberta

MLS # A2241620



# \$333,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Parkhill                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 703 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>    | Baseboard, Natural Gas                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub |                   |        |

**Inclusions:** N/A

Experience modern comfort and elevated style in this BEAUTIFULLY RENOVATED 2-bedroom, 2-bathroom condo located in the heart of Parkhill—one of Calgary’s most desirable inner-city neighbourhoods. Perfectly situated on the SECOND FLOOR, this stylish unit features a southwest-facing balcony and living room window, bringing in beautiful natural light and creating the ideal space to relax or entertain. No detail has been overlooked: enjoy BRAND NEW CARPET and LUXURY PLANK FLOORING, sleek NEW KITCHEN CABINETS, quartz countertops, FRESH paint throughout, and a layout that blends elegance with function. The open-concept living and dining area flows effortlessly into a modern kitchen complete with full-height cabinets, stainless steel appliances, BRAND NEW TILE BACKSPLASH, and a spacious island with bar seating—a statement space that’s as practical as it is beautiful. The primary suite is a luxurious retreat featuring PLUSH NEW CARPET, a walk-in closet, and a private ensuite. The second bedroom, also with NEW CARPET, offers versatility—perfect for guests, a home office, or creative studio—complemented by a nearby full bathroom designed for functionality and flow. Additional premium features include IN-SUITE LAUNDRY, a TITLED UNDERGROUND SECURE PARKING stall, and access to the very best of Calgary: Elbow River pathways, Stanley Park, Mission’s cafes and shops, downtown core, and C-Train access—all just minutes from your door. Mission 34 is an AirBnB / short-term friendly building (with board approval). Whether you’re upsizing, downsizing, or right-sizing, this MOVE-IN-READY condo delivers on style, comfort, and location. Come take a look—you might just fall in love.