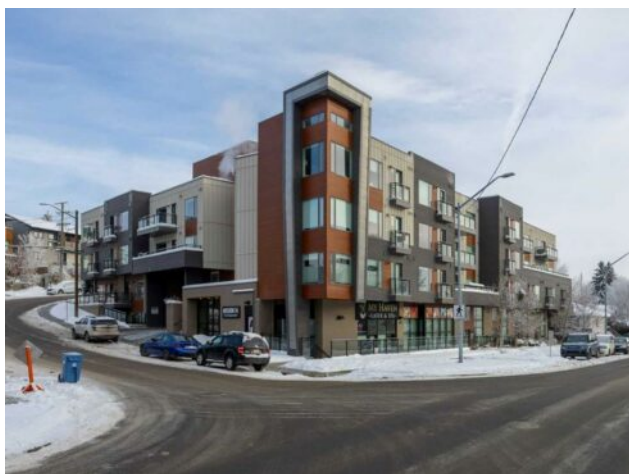


309, 93 34 Avenue SW  
Calgary, Alberta

MLS # A2203571



# \$342,900

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas                              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                       |
| <b>Roof:</b>       | -  |
| <b>Basement:</b>   | -  |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                  |
| <b>Foundation:</b> | -  |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Walk-In Closet(s) |

**Inclusions:** N/A

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <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>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 496 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | DC     |
| <b>Utilities:</b> | -      |

An incredible opportunity in one of Calgary's most desirable neighborhoods, #309, 93 34 Avenue SW is a stunning south-facing 2-bedroom, 2-bathroom condo in Parkhill that offers exceptional value. This beautifully designed home features soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept layout perfect for entertaining. The modern kitchen boasts full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and stylish pendant lighting, all in a bright, contemporary palette. Expansive south-facing windows flood the living area with natural light, creating a warm and inviting atmosphere. The primary bedroom is a private retreat with a walk-in closet and ensuite, while the second bedroom offers versatility as a home office or guest suite, with a nearby 4-piece bathroom. In-suite laundry adds convenience, while a titled underground parking stall enhances urban living. Located just minutes from the Saddledome, Mission district, downtown, and steps from the Elbow River and Stanley Park—with tennis courts, skating, and an outdoor pool—this home offers an unbeatable walkable lifestyle with access to transit and the C-Train. With a well-maintained building in a prime location, this is a rare chance to own an incredible property, whether as a dream home or a high-performing investment. Don't miss out!