



THE
A-TEAM

**RE/MAX
FIRST**

540 34 Street #309, Calgary T2N 2X7

MLS® #: **A2134120**

Area: **Parkdale**

Listing Date: **05/23/24**

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **831**
Low Sqft:
Ttl Sqft: **831**

DOM

33

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Rubber**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 12`3"	Living Room	Main	11`5" x 12`6"
Bedroom - Primary	Main	8`11" x 10`9"	Bedroom	Main	9`0" x 14`1"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$724

Title:
Fee Simple

Zoning:
M-C1

Legal Desc: 1010923

Fee Freq:
Monthly

Remarks

Pub Rmks: **Nestled in the heart of Parkdale, this charming 2-bedroom, 1-bathroom condo offers a perfect blend of urban convenience and natural beauty. The open-concept living and dining area is filled with natural light, making it perfect for entertaining or relaxing. The fully equipped kitchen boasts stainless steel appliances, ample cabinetry, and a convenient breakfast bar. The sleek and modern bathroom features contemporary fixtures. Enjoy your morning coffee or evening relaxation on your private balcony, which offers views of the surrounding neighborhood. For your convenience, a washer and dryer are included, along with one underground parking space and a storage locker. Just steps away from the scenic Bow River, you'll enjoy tranquil walks and bike rides along its picturesque pathways. The condo is also in close proximity to the University of Calgary and Foothills Hospital, making it an ideal location for students, healthcare professionals, or anyone seeking a vibrant yet serene living environment.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











