



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 34 Street #307, Calgary T2N 2X5**

MLS®#: **A2140479**

Area: **Parkdale**

Listing Date: **06/21/24**

List Price: **\$518,900**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 19-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential  
Apartment  
Calgary  
2007**

Finished Floor Area

Abv Sqft: **1,044**

Low Sqft:

Ttl Sqft: **1,044**

**Underground**

DOM

**99**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **Multi Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cedar,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`1" x 2`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$817**

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc: **0710985**

Remarks

Pub Rmks: **\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Welcome to the Loren building in the quiet inner-city community of Parkdale. Away from the hustle and bustle of Downtown, this spacious 2-bed, 2-bath LOFT is steps to the river, close to transit, and near U of C! Other fantastic amenities nearby include Sunterra Market, Lazy Loaf & Kettle, Nove Nine Local Diner, and Foothills Medical Centre. Located in a well-managed, clean building and situated on the TOP FLOOR, this condo has all the desired conveniences, including in-suite laundry, heated underground parking, air conditioning, and a building elevator. The open-concept layout showcases VAULTED CEILINGS and a kitchen with stainless steel appliances, a gas stove, granite counters, and an oversized pantry. Commute around the city quickly and easily with direct access to Crowchild Trail and into the downtown core, or grab your bike or furry friend and explore the many pathways and spaces surrounding the Bow River, including the nearby Point McKay. You're also a 15-minute bike ride away from all that Kensington offers! Book your showing today - this condo won't last long!**

Inclusions: **None**

Property Listed By: **RE/MAX House of Real Estate**

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