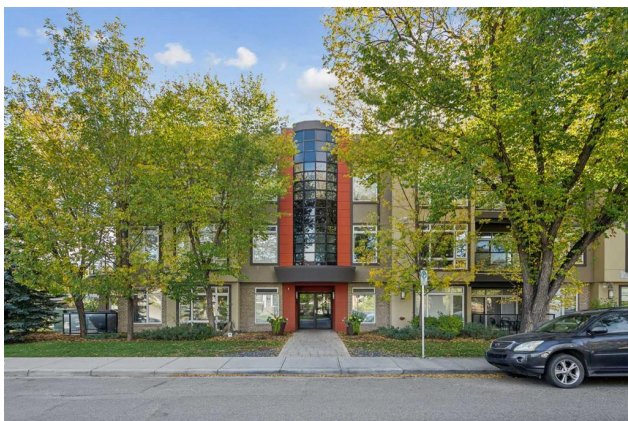


**540 34 Street #103, Calgary T2N 2X7**

MLS® #: **A2170973** Area: **Parkdale** Listing Date: **10/04/24** List Price: **\$405,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,034**  
 Low Sqft:  
 Ttl Sqft: **1,034**

DOM

**78**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **In Floor, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Playground**

Construction: **Concrete, Stucco**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Built-in Features, Granite Counters, Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11'11" x 8'8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8'4" x 7'11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17'11" x 13'11"</b>	<b>Laundry</b>	<b>Main</b>	<b>8'5" x 6'3"</b>
<b>Balcony</b>	<b>Main</b>	<b>11'2" x 11'2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12'2" x 11'11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11'1" x 8'10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7'11" x 5'10"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8'2" x 7'11"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$901**

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc: **1010923**

Remarks

Pub Rmks: **Welcome to Riverton at Parkdale - a stunning, corner-unit condo that offers the perfect blend of elegance and comfort. Situated on a prime lot overlooking a lush green space, this well-maintained home has been thoughtfully upgraded throughout. Featuring modern cabinetry, luxurious granite countertops, and radiant in-floor heating, this condo is designed for both style and convenience. The smart floor plan provides privacy, with two spacious bedrooms on opposite sides of the home. Large windows allow abundant natural light to flood the living space, creating a warm and inviting atmosphere. Step out onto the balcony to enjoy serene views of the green space, or unwind on the rooftop patio, where you can take in the beautiful community views. This condo also includes titled, underground heated parking and a private storage room. Heat and water are conveniently included in the utility cost, ensuring low-maintenance living. Located in the heart of Parkdale, you'll be just minutes away from major landmarks such as Foothills Hospital, the University District, Kensington, Downtown, and the scenic Bow River pathways. Condos like this are rarely available - don't miss your chance to own this exceptional home!**

Inclusions: n/a  
Property Listed By: **Homecare Realty Ltd.**

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



