



THE
A-TEAM

**RE/MAX
FIRST**

93 34 Avenue #309, Calgary T2S 3H4

MLS®#: **A2183282** Area: **Parkhill** Listing Date: **12/18/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **696**
 Low Sqft:
 Ttl Sqft: **696**

Parkade, Underground

DOM

3

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rolled/Hot Mop**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	32`2" x 54`2"	Living Room	Main	35`9" x 38`5"
Bedroom - Primary	Main	39`4" x 30`2"	Bedroom	Main	39`4" x 26`3"
4pc Bathroom	Main	13`6" x 26`7"	3pc Ensuite bath	Main	25`11" x 10`2"

Legal/Tax/Financial

Condo Fee: **\$496** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1611614

Remarks

Pub Rmks: **Welcome to #309, 93 34 Avenue SW - a stunning, south-facing 2-bedroom, 2-bathroom condo in the heart of Parkhill! As you step inside, you're greeted by soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept floor plan that's perfect for entertaining. The contemporary kitchen features full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and pendant lighting, all complemented by a bright, stylish colour palette. The expansive south-facing windows in the living area flood the space with natural light. The primary bedroom is a true retreat, complete with a walk-in closet and a private ensuite bathroom. A second bedroom down the hall offers versatility as a home office or guest suite, paired with an additional 4-piece bathroom. For added convenience, the unit also includes in-suite laundry. Located just minutes from the Saddledome, vibrant Mission district, and downtown Calgary, this beautiful home offers a walkable lifestyle close to the Elbow River, Stanley Park (featuring tennis courts, skating, and an outdoor pool), transit, and the C-Train. Additional perks include a titled underground parking stall, secure bike storage, and the opportunity to enjoy a well-maintained building in one of Calgary's most sought-after neighborhoods. Whether you're a professional, small family, or investor, this condo is the perfect place to call home. Don't miss out!**

Inclusions: N/A
Property Listed By: Real Broker

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







