



THE
A-TEAM

**RE/MAX
FIRST**

540 34 Street #309, Calgary T2N 2X7

MLS® #: **A2184121**

Area: **Parkdale**

Listing Date: **01/08/25**

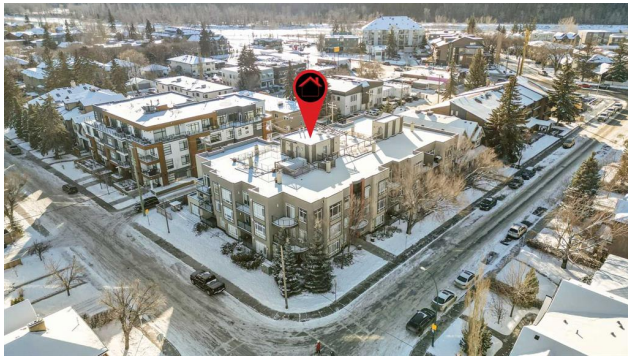
List Price: **\$369,000**

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:

**Residential
Apartment
Calgary
2010**

Finished Floor Area

Abv Sqft: **833**

Low Sqft:

Ttl Sqft: **833**

DOM

14

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:

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

Room Information

| Room | Level | Dimensions |
|--------------------|-------------|----------------------|
| Living Room | Main | 14`7" x 11`6" |
| Dining Room | Main | 9`9" x 8`0" |
| Bedroom | Main | 14`1" x 9`0" |
| Laundry | Main | 7`7" x 3`1" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| Kitchen | Main | 12`4" x 8`8" |
| Bedroom - Primary | Main | 15`11" x 8`10" |
| Foyer | Main | 6`0" x 4`9" |
| 5pc Ensuite bath | Main | 8`9" x 7`4" |

Legal/Tax/Financial

Condo Fee:
\$724

Title: **Fee Simple**
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1010923**

Remarks

Pub Rmks: **This delightful 2-bedroom, 1-bathroom condo offers a wonderful opportunity to experience the best of Parkdale living. Thoughtfully designed with an open-concept layout, the living and dining area is filled with natural light, creating a bright and welcoming atmosphere. The kitchen, equipped with stainless steel appliances, plentiful storage, and a practical breakfast bar, is both stylish and functional. The modern bathroom features contemporary finishes, while the private balcony provides a serene outdoor space to enjoy the views and unwind. For added convenience, the condo comes with in-suite laundry, an underground parking spot, and a secure storage locker. Its location is a true highlight, just moments from the Bow River and its scenic pathways, perfect for walks, bike rides, or simply soaking up the natural beauty. Parkdale's vibrant community adds to the charm. Nearby schools, such as Parkdale Elementary and Westmount Charter School, make it a family-friendly area, while Edworthy Park and Parkdale Park offer abundant green spaces for recreation. Food lovers will enjoy proximity to local favourites like The Lazy Loaf & Kettle and Sidewalk Citizen Bakery, while Market Mall and Parkdale Plaza provide shopping and essential amenities. The Parkdale Community Association enhances the neighborhood with tennis courts, community gardens, and fitness activities. Whether you're a student at the University of Calgary, a healthcare professional at Foothills Hospital, or simply seeking a blend of city life and nature, this condo offers a perfect place to call home.**

Inclusions: n/a
Property Listed By: **Century 21 Bamber Realty LTD.**

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

