

93 34 Avenue #314, Calgary T2S 3H4

MLS® #: **A2184647** Area: **Parkhill** Listing Date: **12/31/24** List Price: **\$299,900**
 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:

Finished Floor Area
 Abv Sqft: **526**
 Low Sqft:
 Ttl Sqft: **526**

DOM

22
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Construction: **Composite Siding,Metal Siding ,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 4`11"	Entrance	Main	10`9" x 5`5"
Laundry	Main	3`8" x 3`1"	Kitchen	Main	16`10" x 8`0"
Living Room	Main	12`4" x 10`4"	Bedroom - Primary	Main	9`9" x 8`9"

Legal/Tax/Financial

Condo Fee: **\$365** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1611614

Remarks

Pub Rmks: **Welcome to the trendy community of Parkhill! This is a modern 1-bedroom, 1-bathroom condo. Boasting an array of desirable features, this unit is sure to impress! Step into the bright kitchen, adorned with beautiful quartz countertops that provide elegance and durability. The stainless-steel appliances add a touch of sophistication, while the kitchen island offers ample space for meal preparation and entertaining guests. As you move through the condo, you'll notice the inviting living area that leads to the outdoor patio walkout and courtyard. This oasis allows you to soak up the vibrant energy of the community while enjoying some fresh air and relaxation. Additionally, this condo offers a heated titled underground parking spot. Located in the sought-after community of Parkhill. This exquisite condo has a contemporary design, high-end finishes, and a prime location. It presents a unique opportunity for those seeking a stylish and convenient urban lifestyle.**

Inclusions: **N/A**
Property Listed By: **Seller Direct Real Estate**

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







