



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**93 34 Avenue #309, Calgary T2S 3H4**

MLS® #: **A2203571**      Area: **Parkhill**      Listing Date: **03/20/25**      List Price: **\$349,900**  
 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: **696**  
 Low Sqft:  
 Ttl Sqft: **696**

DOM  
**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

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

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

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Composite Siding,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: **Built-in Features,Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 16`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 3`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 11`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 9`2"</b>

Legal/Tax/Financial

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

Legal Desc:

1611614

Monthly

Remarks

Pub Rmks:

**An incredible opportunity in one of Calgary's most desirable neighborhoods, #309, 93 34 Avenue SW is a stunning south-facing 2-bedroom, 2-bathroom condo in Parkhill that offers exceptional value. This beautifully designed home features soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept layout perfect for entertaining. The modern kitchen boasts full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and stylish pendant lighting, all in a bright, contemporary palette. Expansive south-facing windows flood the living area with natural light, creating a warm and inviting atmosphere. The primary bedroom is a private retreat with a walk-in closet and ensuite, while the second bedroom offers versatility as a home office or guest suite, with a nearby 4-piece bathroom. In-suite laundry adds convenience, while a titled underground parking stall enhances urban living. Located just minutes from the Saddledome, Mission district, downtown, and steps from the Elbow River and Stanley Park—with tennis courts, skating, and an outdoor pool—this home offers an unbeatable walkable lifestyle with access to transit and the C-Train. With a well-maintained building in a prime location, this is a rare chance to own an incredible property, whether as a dream home or a high-performing investment. 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**







