

## 309, 93 34 Avenue SW Calgary, Alberta

MLS # A2228189



\$339,900

Parkhill Division: Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 697 sq.ft. Age: 2016 (9 yrs old) **Beds:** Baths: Garage: Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 496 **Basement:** LLD: Exterior: Zoning: DC Brick, Composite Siding, Wood Frame Foundation: **Utilities:** 

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows

Inclusions: N/A

A rare opportunity to own in one of Calgary's most sought-after communities, this bright and modern 2-bedroom, 2-bathroom condo delivers outstanding value and location. Situated in Parkhill, just steps from the Elbow River, Stanley Park, and minutes to Mission, downtown, and the Saddledome, this south-facing unit offers the ultimate in convenience and urban lifestyle. Inside, the home features 9-foot ceilings, wide plank flooring, and a functional open-concept layout designed for both comfort and entertaining. The kitchen is thoughtfully appointed with full-height cabinetry, granite countertops, a large island with bar seating, stainless steel appliances, and a

sleek tiled backsplash. Natural light pours through expansive south-facing windows, filling the spacious living area with warmth. The primary suite includes a walk-in closet, brand new carpet and private ensuite, while the second bedroom, also with brand new carpet, is ideal as a guest room or home office, with a full bathroom nearby. Additional highlights include in-suite laundry, a titled underground parking stall, and access to walking paths, tennis courts, an outdoor pool, and C-Train transit. This well-managed building in a prime location presents a rare chance to secure a quality property, perfect as a primary residence or investment. Don't miss your chance to own in Parkhill.