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309, 540 34 Street NW  
Calgary, Alberta

MLS # A2211499



**\$355,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 724
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** None

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.