309, 93 34 Avenue SW
Calgary, Alberta

MLS # A2228189

$339,900

Division:	Parkhill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	697 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

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