

204, 540 34 Street NW
Calgary, Alberta

MLS # A2308391



\$424,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,039 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 986
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: n/a

INCREDIBLE VALUE! Welcome to The Riverton at Parkdale, an executive residence centrally located in the distinguished community of Parkdale, situated just steps from the scenic Bow River Pathway System with unparalleled access to downtown, the Foothills Hospital, U of C, and major transit arteries. This sophisticated unit offers over 1,000 sq.ft. of refined living space highlighted by dramatic 9-foot ceilings and expansive windows that flood the home with natural light. The interior is defined by high-end finishes throughout, featuring wide-plank LVP flooring and a gourmet kitchen that serves as the heart of the home, complete with stained maple cabinetry, granite countertops, and premium stainless steel appliances that all surround an oversized island—the perfect centerpiece for entertaining. The primary retreat easily accommodates a king-size bed and boasts a walk-through closet leading to a private 5-piece ensuite, while a generous second bedroom and additional guest bathroom provide ample space for visitors or a professional home office. This unit also features its own large private balcony, offering a seamless transition for outdoor relaxation right from your living space. Beyond the unit itself, residents enjoy the building’s crown jewel: an expansive rooftop patio offering breathtaking panoramic views of the city and river valley, perfect for summer gatherings or quiet relaxation. Complete with titled underground heated parking and a secured oversized storage locker, this home represents a rare opportunity for luxury riverside living in one of the city’s most desirable locations.