

-, 89 34 Avenue SW
Calgary, Alberta

MLS # A2312035



\$345,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Oversized, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

---OPEN HOUSE This Saturday from 2-4 PM (May 30th)--- Nestled in the prestigious community of Parkhill, this bright and spacious one-bedroom condo offers the perfect balance of privacy and walkability. Just minutes from Mission and Downtown, it's one of the rare buildings in the area that permits Short-Term Rentals, making it an exceptional opportunity for investors. Great area as guests will be in a quiet retreat with everything close by. The open-concept kitchen and living area is filled with natural light year-round, featuring a large quartz countertop island and quality stainless steel appliances. The bedroom includes an interior window and a private ensuite bathroom, while a dedicated den provides a comfortable space for remote work. In-suite laundry adds convenience. What sets this unit apart is its own private front and back entrance to the parkade, plus an extra-large titled indoor parking stall with direct access from the unit's back door, a very rare find! Step outside and you're walking distance to the Elbow River pathway system, and some of Calgary's most beloved spots: Earls, Mercato, OEB, Añejo, Shokunin, Class Clown, and La Boulangerie Bakery, among many others. Whether you're looking for a personal home, an income property, or both, this one checks all the boxes. Book your viewing today!