

**309, 93 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2183282**



**\$369,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	697 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to #309, 93 34 Avenue SW - a stunning, south-facing 2-bedroom, 2-bathroom condo in the heart of Parkhill! As you step inside, you're greeted by soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept floor plan that's perfect for entertaining. The contemporary kitchen features full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and pendant lighting, all complemented by a bright, stylish colour palette. The expansive south-facing windows in the living area flood the space with natural light. The primary bedroom is a true retreat, complete with a walk-in closet and a private ensuite bathroom. A second bedroom down the hall offers versatility as a home office or guest suite, paired with an additional 4-piece bathroom. For added convenience, the unit also includes in-suite laundry. Located just minutes from the Saddledome, vibrant Mission district, and downtown Calgary, this beautiful home offers a walkable lifestyle close to the Elbow River, Stanley Park (featuring tennis courts, skating, and an outdoor pool), transit, and the C-Train. Additional perks include a titled underground parking stall, secure bike storage, and the opportunity to enjoy a well-maintained building in one of Calgary's most sought-after neighborhoods. Whether you're a professional, small family, or investor, this condo is the perfect place to call home. Don't miss out!