

\$379,900 - 405, 93 34 Avenue Sw, Calgary

MLS® #A2187012

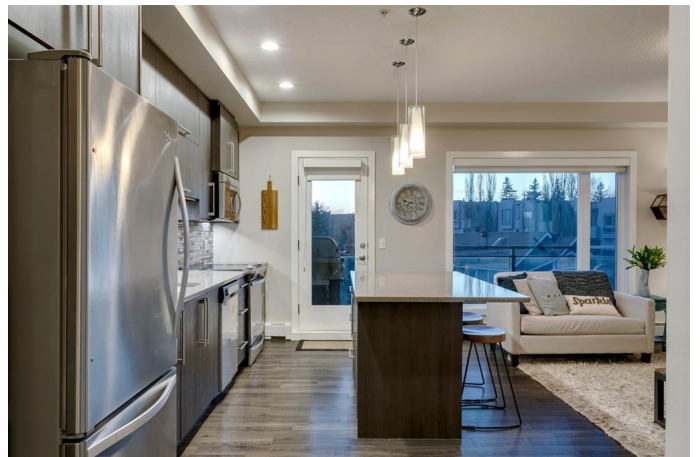
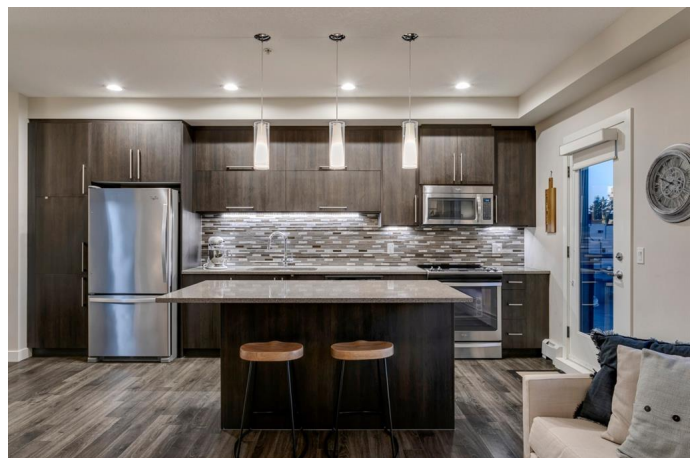
\$379,900

2 Bedroom, 2.00 Bathroom, 847 sqft
Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Enjoy all that INNER-CITY has to offer while being just steps from Elbow River, walking trails, playgrounds & dog parks. Price, condition, location—it doesn't get any better. Walking distance to downtown's popular 4th Street and 17th Avenue Modern showhome finishes can be found throughout this 2 bed, 2 bath unit. Open and functional layout with the bedrooms being on either side of the unit. Bright open concept living space with access to a private south-facing balcony to enjoy sunshine all day long. The oversized windows allow a ton of natural light into the home. Clean lines with contemporary cabinetry, 6 full-sized SS appliances, quartz counters, mosaic tile backsplashes w/ adjustable LED U/C lighting, wide plank laminate flooring, and 12" x 24" porcelain tile. The primary bedroom has ample closet space & a 4 piece ensuite. In-suite laundry for your convenience! Condo fees include everything but personal hydro. Community courtyard showcasing mature trees with double-sided gas fireplace for outside entertaining. Heated underground secured parking, visitor parking & bike storage. Close to Chinook Mall, Stampede Park, and transportation making this a great home or investment property! Affordable ownership starts right here. This is the place you've been waiting for your first place! so welcome home.

Built in 2016



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2187012 |
| Price | \$379,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 847 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 405, 93 34 Avenue Sw |
| Subdivision | Parkhill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 3H4 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Visitor Parking, Storage |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Natural Gas, Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard |
| Roof | Rolled/Hot Mop |
| Construction | Brick, Metal Siding, Wood Frame, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 13th, 2025 |
| Days on Market | 58 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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