

# \$359,900 - 309, 93 34 Avenue Sw, Calgary

MLS® #A2183282

**\$359,900**

2 Bedroom, 2.00 Bathroom, 697 sqft  
Residential on 0.00 Acres

Parkhill, Calgary, Alberta

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!



Built in 2016

## Essential Information

MLS® #	A2183282
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	697
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	309, 93 34 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H4

## Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
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Roof	Rolled/Hot Mop
Construction	Wood Frame

### **Additional Information**

Date Listed	December 18th, 2024
Days on Market	86
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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