



315, 93 34 Avenue SW
Calgary, Alberta

MLS # A2317694



\$449,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: All Patio Furniture, BBQ, Living Room TV wall Bracket & TV.

Some people want a condo. Others want a whole lifestyle shift. This one delivers both. Unit 315 is the largest unit in the building with the biggest balcony, and every square foot of it has been finished with intention. Luxury vinyl plank flows through the main living areas. Both bathrooms are finished with large format 24-inch tile on the floor, the kind of detail that separates a thoughtfully finished space from everything else at this price point. The kitchen features flat panel cabinetry, quartz counters, and an upgraded appliance package that actually makes you want to cook — which is convenient, because some of Calgary's best restaurants are literally steps away for the nights you don't. Carpeted bedrooms provide warmth, and fresh paint throughout makes the space genuinely move-in ready. Then there's the balcony. Two hundred square feet of south-facing outdoor living catches the sun from morning through evening. This is the kind of space where your morning coffee becomes a ritual and your evenings slow down in the best way. This is a home for the person who works hard, moves fast, and comes home to something that feels like a reward. Walk to 17th Ave and 4th Street for dinner, drinks, or a Saturday morning at your favourite cafe;. Stroll the Elbow River pathways and Stanley Park when you need to decompress. Chinook Centre, the Beltline, McLeod Trail, Deerfoot, and Stoney are all within easy reach when life calls you elsewhere. Mission 34 is a boutique 47-unit low-rise in Parkhill with a landscaped courtyard, outdoor fireplace, BBQ area, secure bike storage, and visitor parking. Airbnb and short-term rental friendly, subject to board approval. One titled parking stall. Pets welcome, one dog or cat up to 50 lbs. Professional, move-out clean has already been completed for you. This unit is ready for its new owner and vacant in time to enjoy it for

Stampede.