



GRASSROOTS
REALTY GROUP

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316, 93 34 Avenue SW
Calgary, Alberta

MLS # A2318059



\$294,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	509 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: All Shelves and Cabinets Attached to Walls

Exceptional Walkability | Short-Term Rentals and Pets Allowed | Corner Unit | Low Condo Fees | Welcome to your new home in the highly sought-after community of Parkhill, one of Calgary's most charming and connected inner-city neighbourhoods. Perfectly positioned just steps from the Elbow River pathways, Stanley Park, the C-Train, and the vibrant shops and restaurants of Mission, this 1-bedroom apartment offers the ideal combination of urban convenience and outdoor lifestyle. Inside, you'll find a bright and inviting open-concept layout designed to maximize both space and functionality. Large windows fill the home with natural light, while the thoughtfully designed living and dining areas create a comfortable setting for everyday living and entertaining. The kitchen offers quartz countertops, ample cabinetry and workspace, seamlessly connecting to the main living area. The spacious bedroom provides a peaceful retreat with generous closet space, while the well-appointed bathroom and a flex space that can be used as an office or storage. This end unit walks right out into a tranquil courtyard that has an outdoor grill, which can be used for entertaining guests or simply as another access point to the unit. This unit also comes with one underground and titled parking stall, and there is also COVERED visitor parking just beside the courtyard. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this unit offers outstanding value in a prime location. Enjoy easy access to downtown, Stampede Park, the Saddledome, Repsol Sport Centre, and some of Calgary's best parks, pathways, cafes, and restaurants. With low-maintenance living and an unbeatable location, this is your opportunity to experience everything that makes Parkhill one of Calgary's most desirable communities. Book your private showing today and discover the best of

inner-city living.