



GRASSROOTS
REALTY GROUP

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310, 93 34 Avenue SW
Calgary, Alberta

MLS # A2321146



\$288,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Window A/C Unit

Welcome to this lovely & bright 606SqFt unit with an open concept layout that walks out to the gorgeous third floor (at this unit's ground level off the back) courtyard. Flooded with plenty of natural light, this unit flows out to a spacious patio surrounded with plants/shrubs, that leads to the large shared (gated & secure) courtyard with communal BBQ, fireplace and plenty of outdoor furniture. The spacious kitchen features a large island, flat panel cabinets, LED under cabinet lighting, polished quartz countertops, under mount sink and stainless appliances. The bedroom features a large double closet and connects to the double access jack-and-jill style 4pc ensuite with upgraded toilet. The open foyer also features a great flex area, perfect for a quiet office area away from the kitchen and living room, or for extra storage or even a small fitness area. This unit comes with one underground Titled parking stall and the building also includes a bicycle storage room, and visitor parking. Excellent proximity, with walking distance to downtown, Elbow River, Stanley Park and Mission! Unbeatable location close to transit and 39 Avenue C-Train. Excellent enduring value. Immediate possession available.