



**GRASSROOTS**  
REALTY GROUP

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413, 93 34 Avenue SW  
Calgary, Alberta

MLS # A2241257



**\$335,000**

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** TV Wall Mounts, Floating Shelf under TV

Welcome to elevated inner-city living at Mission 34—a highly sought-after, AIRBNB -FRIENDLY development in the heart of Parkhill. This TOP FLOOR unit offers the perfect combination of lifestyle, location, and long-term value, making it an incredible opportunity for both investors and first-time buyers. Step inside to nearly 700 sq.ft. of stylish living space, featuring expansive windows, sleek modern finishes, a bright and neutral colour palette (Professionally Painted Nov 2023) and an open-concept layout that offers 1 bedroom (New Carpet Nov 2023) + den and 1.5 bathrooms. There is ample storage throughout the unit. Whether you're working from home or hosting friends, the flexible floorplan adapts to your lifestyle with ease. Just steps from Stanley Park, the Elbow River, and Mission's trendy shops and restaurants, this location offers unbeatable walkability and connectivity—mere minutes from downtown, the Stampede Grounds, and the C-Train. The building itself is clean and well managed, with commercial retail space at street level, a residents' courtyard with BBQs and a cozy outdoor fireplace, plus secure heated underground parking, and bike storage room. If you've been looking for an immaculate turnkey unit, this is the one!