



307, 118 34 Street NW
Calgary, Alberta

MLS # A2140479



\$518,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,044 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 817
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to the Loren building in the quiet inner-city community of Parkdale. Away from the hustle and bustle of Downtown, this spacious 2-bed, 2-bath LOFT is steps to the river, close to transit, and near U of C! Other fantastic amenities nearby include Sunterra Market, Lazy Loaf & Kettle, Nove Nine Local Diner, and Foothills Medical Centre. Located in a well-managed, clean building and situated on the TOP FLOOR, this condo has all the desired conveniences, including in-suite laundry, heated underground parking, air conditioning, and a building elevator. The open-concept layout showcases VAULTED CEILINGS and a kitchen with stainless steel appliances, a gas stove, granite counters, and an oversized pantry. Commute around the city quickly and easily with direct access to Crowchild Trail and into the downtown core, or grab your bike or furry friend and explore the many pathways and spaces surrounding the Bow River, including the nearby Point McKay. You're also a 15-minute bike ride away from all that Kensington offers! Book your showing today – this condo won't last long!