



GRASSROOTS
REALTY GROUP

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309, 540 34 Street NW
Calgary, Alberta

MLS # A2153216



\$389,000

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	831 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Nestled in the heart of Parkdale, this charming 2-bedroom, 1-bathroom condo offers a perfect blend of urban convenience and natural beauty. The open-concept living and dining area is filled with natural light, making it perfect for entertaining or relaxing. The fully equipped kitchen boasts stainless steel appliances, ample cabinetry, and a convenient breakfast bar. The sleek and modern bathroom features contemporary fixtures. Enjoy your morning coffee or evening relaxation on your private balcony, which offers views of the surrounding neighborhood. For your convenience, a washer and dryer are included, along with one underground parking space and a storage locker. Just steps away from the scenic Bow River, you'll enjoy tranquil walks and bike rides along its picturesque pathways. The condo is also in close proximity to the University of Calgary and Foothills Hospital, making it an ideal location for students, healthcare professionals, or anyone seeking a vibrant yet serene living environment.