



**405, 93 34 Avenue SW
Calgary, Alberta**

MLS # A2187012



\$379,900

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	847 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, See Remarks, Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: NA

Enjoy all that INNER-CITY has to offer while being just steps from Elbow River, walking trails, playgrounds & dog parks. Price, condition, location…it doesn’t get any better. Walking distance to downtown's popular 4th Street and 17th Avenue Modern showhome finishes can be found throughout this 2 bed, 2 bath unit. Open and functional layout with the bedrooms being on either side of the unit. Bright open concept living space with access to a private south-facing balcony to enjoy sunshine all day long. The oversized windows allow a ton of natural light into the home. Clean lines with contemporary cabinetry, 6 full-sized SS appliances, quartz counters, mosaic tile backsplashes w/ adjustable LED U/C lighting, wide plank laminate flooring, and "x24” porcelain tile. The primary bedroom has ample closet space & a 4 piece ensuite. In-suite laundry for your convenience! Condo fees include everything but personal hydro. Community courtyard showcasing mature trees with double-sided gas fireplace for outside entertaining. Heated underground secured parking, visitor parking & bike storage. Close to Chinook Mall, Stampede Park, and transportation making this a great home or investment property! Affordable ownership starts right here. This is the place you’ve been waiting for your first place….so welcome home.