

# \$339,900 - 309, 93 34 Avenue Sw, Calgary

MLS® #A2228189

**\$339,900**

2 Bedroom, 2.00 Bathroom, 697 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

A rare opportunity to own in one of Calgary's most sought-after communities, this bright and modern 2-bedroom, 2-bathroom condo delivers outstanding value and location. Situated in Parkhill, just steps from the Elbow River, Stanley Park, and minutes to Mission, downtown, and the Saddledome, this south-facing unit offers the ultimate in convenience and urban lifestyle. Inside, the home features 9-foot ceilings, wide plank flooring, and a functional open-concept layout designed for both comfort and entertaining. The kitchen is thoughtfully appointed with full-height cabinetry, granite countertops, a large island with bar seating, stainless steel appliances, and a sleek tiled backsplash. Natural light pours through expansive south-facing windows, filling the spacious living area with warmth. The primary suite includes a walk-in closet, brand new carpet and private ensuite, while the second bedroom, also with brand new carpet, is ideal as a guest room or home office, with a full bathroom nearby. Additional highlights include in-suite laundry, a titled underground parking stall, and access to walking paths, tennis courts, an outdoor pool, and C-Train transit. This well-managed building in a prime location presents a rare chance to secure a quality property, perfect as a primary residence or investment. Don't miss your chance to own in Parkhill.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228189          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 697               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309, 93 34 Avenue Sw |
| Subdivision | Parkhill             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 3H4              |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Visitor Parking, Elevator(s), Parking, Secured Parking, Trash |
| Parking Spaces | 1                                                             |
| Parking        | Titled, Underground                                           |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 4                                                                                                                                    |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Brick, Composite Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 60             |
| Zoning         | DC             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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