# \$355,000 - 309, 540 34 Street Nw, Calgary

MLS® #A2211499

# \$355,000

2 Bedroom, 1.00 Bathroom, 833 sqft Residential on 0.00 Acres

Parkdale, Calgary, Alberta

This delightful 2-bedroom, 1-bathroom condo offers a wonderful opportunity to experience the best of Parkdale living. Thoughtfully designed with an open-concept layout, the living and dining area is filled with natural light, creating a bright and welcoming atmosphere. The kitchen, equipped with stainless steel appliances, plentiful storage, and a practical breakfast bar, is both stylish and functional. The modern

bathroom features contemporary finishes, while the private balcony provides a serene outdoor space to enjoy the views and unwind. For added convenience, the condo comes with in-suite laundry, an underground parking spot, and a secure storage locker. Its location is a true highlight, just moments from the Bow River and its scenic pathways, perfect for walks, bike rides, or simply soaking up the natural beauty. Parkdale's vibrant community adds to the charm. Nearby schools, such as Parkdale Elementary and Westmount Charter School, make it a family-friendly area, while Edworthy Park and Parkdale Park offer abundant green spaces for recreation. Food lovers will enjoy proximity to local favourites like The Lazy Loaf & Kettle and Sidewalk Citizen Bakery, while Market Mall and Parkdale Plaza provide shopping and essential amenities. The Parkdale Community Association enhances the neighborhood with tennis courts, community gardens, and fitness activities. Whether you're a student at the University of Calgary, a healthcare







professional at Foothills Hospital, or simply seeking a blend of city life and nature, this condo offers a perfect place to call home.

# Built in 2010

# **Essential Information**

MLS® # A2211499 Price \$355,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 833
Acres 0.00
Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 309, 540 34 Street Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta
Postal Code T2N 2X7

#### **Amenities**

Amenities Visitor Parking, Trash

Parking Spaces 1

Parking Underground

### Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Closet Organizers, Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

# **Exterior**

Exterior Features Balcony

Construction Stucco, Wood Frame

# **Additional Information**

Date Listed April 14th, 2025

Days on Market 23

Zoning M-C1

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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