

# \$349,900 - 309, 93 34 Avenue Sw, Calgary

MLS® #A2203571

**\$349,900**

2 Bedroom, 2.00 Bathroom, 697 sqft  
Residential on 0.00 Acres

Parkhill, Calgary, Alberta

An incredible opportunity in one of Calgary's most desirable neighborhoods, #309, 93 34 Avenue SW is a stunning south-facing 2-bedroom, 2-bathroom condo in Parkhill that offers exceptional value. This beautifully designed home features soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept layout perfect for entertaining. The modern kitchen boasts full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and stylish pendant lighting, all in a bright, contemporary palette. Expansive south-facing windows flood the living area with natural light, creating a warm and inviting atmosphere. The primary bedroom is a private retreat with a walk-in closet and ensuite, while the second bedroom offers versatility as a home office or guest suite, with a nearby 4-piece bathroom. In-suite laundry adds convenience, while a titled underground parking stall enhances urban living. Located just minutes from the Saddledome, Mission district, downtown, and steps from the Elbow River and Stanley Park with tennis courts, skating, and an outdoor pool this home offers an unbeatable walkable lifestyle with access to transit and the C-Train. With a well-maintained building in a prime location, this is a rare chance to own an incredible property, whether as a dream home or a high-performing investment. Don't miss out!



Built in 2016

### Essential Information

MLS® #	A2203571
Price	\$349,900
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	Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Built-in Features, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
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Construction      Brick, Wood Frame, Composite Siding

### **Additional Information**

Date Listed      March 20th, 2025

Days on Market    22

Zoning             DC

### **Listing Details**

Listing Office      Real Broker

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