

**-, 89 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2312035**



**\$345,000**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	679 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Oversized, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cement Fiber Board, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	n/a		

---OPEN HOUSE This Saturday from 2-4 PM (May 30th)--- Nestled in the prestigious community of Parkhill, this bright and spacious one-bedroom condo offers the perfect balance of privacy and walkability. Just minutes from Mission and Downtown, it's one of the rare buildings in the area that permits Short-Term Rentals, making it an exceptional opportunity for investors. Great area as guests will be in a quiet retreat with everything close by. The open-concept kitchen and living area is filled with natural light year-round, featuring a large quartz countertop island and quality stainless steel appliances. The bedroom includes an interior window and a private ensuite bathroom, while a dedicated den provides a comfortable space for remote work. In-suite laundry adds convenience. What sets this unit apart is its own private front and back entrance to the parkade, plus an extra-large titled indoor parking stall with direct access from the unit's back door, a very rare find! Step outside and you're walking distance to the Elbow River pathway system, and some of Calgary's most beloved spots: Earls, Mercato, OEB, A&ntilde;ejo, Shokunin, Class Clown, and La Boulangerie Bakery, among many others. Whether you're looking for a personal home, an income property, or both, this one checks all the boxes. Book your viewing today!