

215, 93 34 Avenue SW
Calgary, Alberta

MLS # A2315739



\$325,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

AIRBNB + PET FRIENDLY BUILDING | WALK TO DOWNTOWN + MISSION | STEPS TO ELBOW RIVER + PARKS & PATHWAYS | SOUTH FACING UNIT | Welcome to unit #215 at Mission 34, a pet and Airbnb friendly condo allowing dogs up to 50 lbs, located just steps to the Elbow River, Stanley Park, the LRT, and only minutes from Uptown 17th Ave, Repsol Centre, the Stampede Grounds, the Mission District, and Chinook Centre. The upgraded interior is loaded with contemporary flat panel cabinetry, quartz counters, full sized stainless steel appliances, luxury vinyl plank flooring, “tile floors, and is flooded with natural light through the expansive south facing windows. The large kitchen features a quartz island with seating for 4, perfectly situated to break up the space with an ideal open floor plan geared for entertaining or relaxing with family and friends, and flows seamlessly into the large living space with additional south facing windows lighting up the entire unit. The primary bedroom features a walk in closet and a private ensuite with quartz counters and a full height tiled shower. The second bedroom is perfect for guests or a home office for those working from home. This unit also comes with in suite laundry and a titled parking stall for added convenience. Residents enjoy access to a landscaped courtyard with an outdoor grilling area and seating, plus visitor parking and secure bike storage. The common area exterior courtyard is inviting with mature trees, beautiful concrete work, and a large outdoor fireplace for gatherings. With heated underground parking, in suite storage, and plenty of space to unwind, this is an ideal opportunity in one of Calgary’s most walkable inner city locations. Please book your private showing today and enjoy summer in style.