

107, 540 34 Street NW
Calgary, Alberta

MLS # A2353610

\$370,000

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 939
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s), Wood Counters		

Inclusions: N/A

2-bedroom, 2-bathroom condo just steps from the Bow River Pathway System. The location puts Foothills Hospital, the University of Calgary, University District, Kensington, and downtown all within easy reach, with convenient access west to the mountains. Local cafes, restaurants, and everyday amenities are close by. The open-concept main floor brings the kitchen, dining, and living areas together and opens onto a large oversized private balcony. The kitchen is practical and well-appointed, with stainless steel appliances, a walk-in pantry, under-cabinet microwave, and floating wall shelves set against a brick design backsplash. Luxury vinyl plank flooring runs throughout, and the unit includes in-suite laundry plus in-floor radiant heating. The primary bedroom offers an oversized walk-in closet and a 5-piece ensuite with dual sinks. A second bedroom and full bathroom complete the layout. The home also comes with one titled underground heated parking stall and a private secured oversized storage room. The building provides secure access, is pet-friendly, and features an expansive rooftop patio with panoramic city and river valley views. A recent building envelope project has been completed and paid in full. A premium location that puts river pathways and downtown amenities all within easy reach.