

\$559,000 - 106, 118 34 Street Nw, Calgary

MLS® #A2111174

\$559,000

2 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Welcome to the Loren building in the quiet inner-city community of Parkdale. This elegant 1,199 sqft main floor condo that has DIRECT ACCESS to out Door patio to the highly sought after the golden triangle of Parkdale, located just steps from the Bow River. This lovely unit features 2 bedrooms + den, 2 full bathrooms, 3 titled underground parking stalls, separate storage locker in the parkade, and an amazing west facing patio with partially covered pergola and direct access to the street, which is great for mobility, pets, and just everyday convenience! This unit, is one of the largest floorplans in the building, making it feel more like a bungalow than a condo unit. Comes fully loaded with 9ft ceilings, tile and hardwood flooring, a large granite island with stainless steel appliances and soft-close cabinetry in the kitchen, an open floorplan with a well-lit living room/dining room combo, a huge front den, 2 large bedrooms each with



their own ensuite, the second bed room was converted to flex room , a fabulous California closet (\$13,000) comes with certificate life time warranty including Queen sized Murphy bed.newer in-suite laundry set, and an additional storage room. The patio garden door was upgraded with added security of Multi-point locking system and mini-blind for privacy. Well run and small boutique building with only 20 units, elevator accessible and perfect location as you are under 5 minutes to downtown, just steps away from the Bow River bike and walking path system. You are 15 Minutes bike ride away from all that Kensington has to offer. Do not miss your chance to make this beautiful Condo your home.

Built in 2007

Essential Information

MLS® #	A2111174
Price	\$559,000
Sold Price	\$541,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	106, 118 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X5

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage
Parking Spaces	3
Parking	Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Covered Courtyard, Garden, Private Entrance, Private Yard, Storage
Roof	Asphalt, Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 24th, 2024
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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