

\$329,900 - 313, 93 34 Avenue Sw, Calgary

MLS® #A2159649

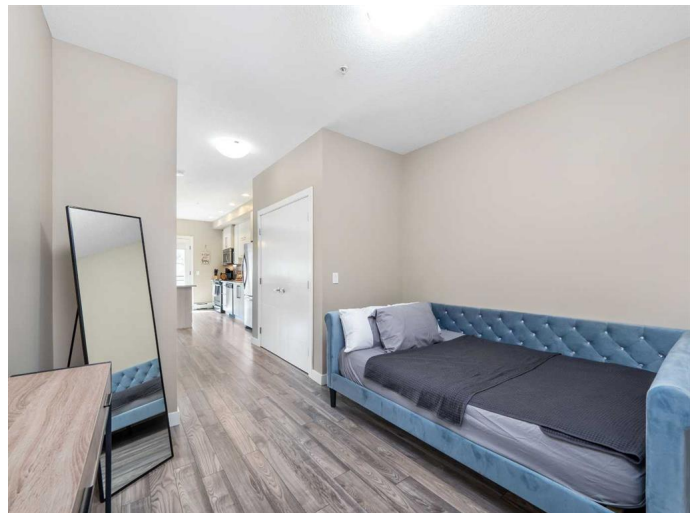
\$329,900

1 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Discover exceptional living in Mission 34, nestled in the heart of the upscale Parkhill/Roxboro/Erlton area. This modern 1 bed, 1.5 bath condo is perfectly positioned within walking distance of Calgary's premier restaurants, cafes, and specialty shops in the vibrant Mission District and 17th Avenue. With its short-term rental setup and ALL INCLUSIVE FURNISHINGS, this turn-key suite is ready for immediate enjoyment or investment. Enjoy unmatched convenience with TWO LARGE TITLED PARKING SPOTS in a heated underground parkade - an uncommon luxury that enhances both owner comfort and investment potential. This condo's spacious, open layout features high 9-foot ceilings and wide plank laminate flooring, creating a bright and airy atmosphere. The contemporary kitchen is a chef's dream, showcasing full-height cabinetry, quartz countertops, sleek stainless steel appliances, pendant lighting, and a large island with bar seating. The adjoining living area is ideal for entertaining, bathed in natural light from expansive windows. The master bedroom is a serene retreat with a walk-in closet and a private, elegant 4-piece ensuite bathroom. The unit also includes a versatile day bed for guests, a convenient 2-piece bathroom, and in-suite laundry with additional storage. Mission 34 offers a vibrant lifestyle with a charming courtyard featuring a double-sided outdoor fireplace and lush mature trees—perfect for summer gatherings. Unit



#313 presents incredible value as both an investment property and a stylish home. Don't miss out on this exceptional opportunity. Schedule your private viewing today!

Built in 2016

Essential Information

MLS® #	A2159649
Price	\$329,900
Sold Price	\$337,500
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	701
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	313, 93 34 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S3H4

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	4

Exterior

Exterior Features	Built-in Barbecue, Courtyard, Outdoor Grill
Construction	Metal Siding, Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 7th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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