

# \$342,900 - 309, 93 34 Avenue Sw, Calgary

MLS® #A2203571

**\$342,900**

2 Bedroom, 2.00 Bathroom, 697 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

An incredible opportunity in one of Calgary's most desirable neighborhoods, #309, 93 34 Avenue SW is a stunning south-facing 2-bedroom, 2-bathroom condo in Parkhill that offers exceptional value. This beautifully designed home features soaring 9-foot ceilings, wide plank laminate flooring, and an open-concept layout perfect for entertaining. The modern kitchen boasts full-height cabinetry, an oversized granite island with bar seating, stainless steel appliances, a fully tiled backsplash, and stylish pendant lighting, all in a bright, contemporary palette. Expansive south-facing windows flood the living area with natural light, creating a warm and inviting atmosphere. The primary bedroom is a private retreat with a walk-in closet and ensuite, while the second bedroom offers versatility as a home office or guest suite, with a nearby 4-piece bathroom. In-suite laundry adds convenience, while a titled underground parking stall enhances urban living. Located just minutes from the Saddledome, Mission district, downtown, and steps from the Elbow River and Stanley Park—with tennis courts, skating, and an outdoor pool—this home offers an unbeatable walkable lifestyle with access to transit and the C-Train. With a well-maintained building in a prime location, this is a rare chance to own an incredible property, whether as a dream home or a high-performing investment. Don't miss out!



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203571          |
| Price          | \$342,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 697               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309, 93 34 Avenue Sw |
| Subdivision | Parkhill             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 3H4              |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Secured Parking |
| Parking Spaces | 1               |
| Parking        | Underground     |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Wood Frame, Composite Siding

**Additional Information**

Date Listed            March 20th, 2025  
Days on Market        47  
Zoning                  DC

**Listing Details**

Listing Office           Real Broker

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