

# \$355,000 - 309, 540 34 Street Nw, Calgary

MLS® #A2211499

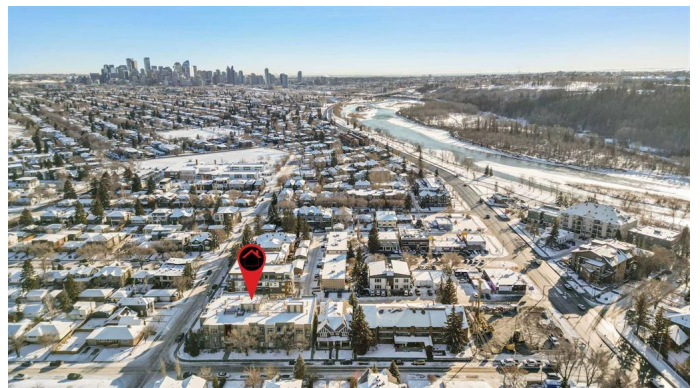
**\$355,000**

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

This delightful 2-bedroom, 1-bathroom condo offers a wonderful opportunity to experience the best of Parkdale living. Thoughtfully designed with an open-concept layout, the living and dining area is filled with natural light, creating a bright and welcoming atmosphere. The kitchen, equipped with stainless steel appliances, plentiful storage, and a practical breakfast bar, is both stylish and functional. The modern bathroom features contemporary finishes, while the private balcony provides a serene outdoor space to enjoy the views and unwind. For added convenience, the condo comes with in-suite laundry, an underground parking spot, and a secure storage locker. Its location is a true highlight, just moments from the Bow River and its scenic pathways, perfect for walks, bike rides, or simply soaking up the natural beauty. Parkdale's vibrant community adds to the charm. Nearby schools, such as Parkdale Elementary and Westmount Charter School, make it a family-friendly area, while Edworthy Park and Parkdale Park offer abundant green spaces for recreation. Food lovers will enjoy proximity to local favourites like The Lazy Loaf & Kettle and Sidewalk Citizen Bakery, while Market Mall and Parkdale Plaza provide shopping and essential amenities. The Parkdale Community Association enhances the neighborhood with tennis courts, community gardens, and fitness activities. Whether you're a student at the University of Calgary, a healthcare



professional at Foothills Hospital, or simply seeking a blend of city life and nature, this condo offers a perfect place to call home.

Built in 2010

**Essential Information**

MLS® #	A2211499
Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	309, 540 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X7

**Amenities**

Amenities	Visitor Parking, Trash
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Closet Organizers, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	April 14th, 2025
Days on Market	22
Zoning	M-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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