

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

MLS® #A2211499

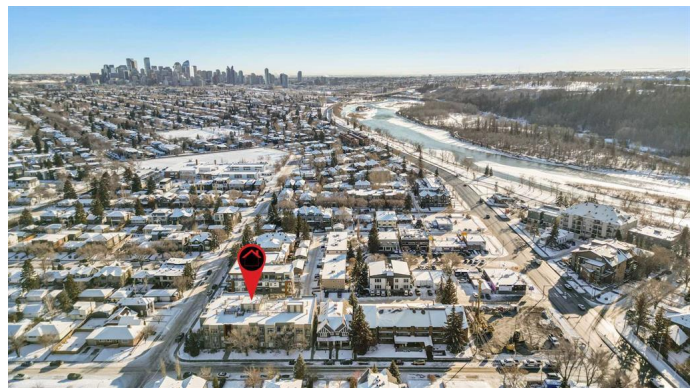
**\$355,000**

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 | 16               |
| Zoning         | M-C1             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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