103 540 34 Street NW

Calgary | Active | MLS® A2346920

$365,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**1,034.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to Riverton at Parkdale - a stunning, corner-unit condo that offers the perfect blend of elegance and comfort. Situated on a prime lot overlooking a lush green space, this well-maintained home has been thoughtfully upgraded throughout. Featuring modern cabinetry, luxurious granite countertops, and radiant in-floor heating, this condo is designed for both style and convenience. The smart floor plan provides privacy, with two spacious bedrooms on opposite sides of the home. Large windows allow abundant natural light to flood the living space, creating a warm and inviting atmosphere. Step out onto the balcony to enjoy serene views of the green space, or unwind on the rooftop patio, where you can take in the beautiful community views. This condo also includes titled, underground heated parking and a private storage room. Heat and water are conveniently included in the utility cost, ensuring low-maintenance living. Located in the heart of Parkdale, you'll be just minutes away from major landmarks such as Foothills Hospital, the University District, Kensington, Downtown, and the scenic Bow River pathways. Condos like this are rarely available - don’t miss your chance to own this exceptional home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346920
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,034.17 sq. ft.
Condo Fee:	$978.42

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1010923
Heating:	In Floor, Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Riverton at Parkdale
Community:	Parkdale (Calgary)
Amenities:	Roof Deck
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 11'11" × 8'8" ·
Main Floor	Dining Room · 8'4" × 7'11" ·
Main Floor	Living Room · 17'11" × 13'11" ·
Main Floor	Laundry · 8'5" × 6'3" ·
Main Floor	Balcony · 11'2" × 11'2" ·
Main Floor	Bedroom - Primary · 12'2" × 11'11" ·
Main Floor	Bedroom · 11'1" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island
Exterior Features:	Balcony, Playground

Patio And Porch Features:	Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-540-34-street-nw-calgary-a2346920/

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