107 540 34 Street NW

Calgary | Active | MLS® A2353610

$370,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**973.42 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Nineteen 88 Real Estate

A closer look

2-bedroom, 2-bathroom condo just steps from the Bow River Pathway System. The location puts Foothills Hospital, the University of Calgary, University District, Kensington, and downtown all within easy reach, with convenient access west to the mountains. Local cafes, restaurants, and everyday amenities are close by. The open-concept main floor brings the kitchen, dining, and living areas together and opens onto a large oversized private balcony. The kitchen is practical and well-appointed, with stainless steel appliances, a walk-in pantry, under-cabinet microwave, and floating wall shelves set against a brick design backsplash. Luxury vinyl plank flooring runs throughout, and the unit includes in-suite laundry plus in-floor radiant heating. The primary bedroom offers an oversized walk-in closet and a 5-piece ensuite with dual sinks. A second bedroom and full bathroom complete the layout. The home also comes with one titled underground heated parking stall and a private secured oversized storage room. The building provides secure access, is pet-friendly, and features an expansive rooftop patio with panoramic city and river valley views. A recent building envelope project has been completed and paid in full. A premium location that puts river pathways and downtown amenities all within easy reach.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353610
Bedrooms	2
Bathrooms	2
Year Built	2008
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:	973.42 sq. ft.
Condo Fee:	$938.97

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
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, Natural Gas
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Rubber
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Riverton at Parkdale
Community:	Parkdale (Calgary)
Amenities:	Elevator(s), Party Room, Secured Parking
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11' × 8'6" ·
Main Floor	Dining Room · 13'3" × 8'7" ·
Main Floor	Living Room · 14'2" × 12'8" ·
Main Floor	Bedroom - Primary · 12'4" × 11'8" ·
Main Floor	Laundry · 4'6" × 4'5" ·
Main Floor	Bedroom · 11'7" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s), Wood Counters

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-540-34-street-nw-calgary-a2353610/

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