# 204 540 34 Street NW

Calgary | Active | MLS® A2336732

**$399,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2010** | **1,039 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

INCREDIBLE VALUE! Fresh paint throughout the unit! Peace of mind with recent building envelope project now completed! Welcome to The Riverton at Parkdale, an executive residence centrally located in the distinguished community of Parkdale, situated just steps from the scenic Bow River Pathway System with unparalleled access to downtown, the Foothills Hospital, U of C, and major transit arteries. This sophisticated unit offers over 1,000 sq.ft. of refined living space highlighted by dramatic 9-foot ceilings and expansive windows that flood the home with natural light. The interior is defined by high-end finishes throughout, featuring wide-plank LVP flooring and a gourmet kitchen that serves as the heart of the home, complete with stained maple cabinetry, granite countertops, and premium stainless steel appliances that all surround an oversized island-the perfect centerpiece for entertaining. The primary retreat easily accommodates a king-size bed and boasts a walk-through closet leading to a private 5-piece ensuite, while a generous second bedroom and additional guest bathroom provide ample space for visitors or a professional home office. This unit also features its own large private balcony, offering a seamless transition for outdoor relaxation right from your living space. Beyond the unit itself, residents enjoy the building’s crown jewel: an expansive rooftop patio offering breathtaking panoramic views of the city and river valley, perfect for summer gatherings or quiet relaxation. Complete with titled underground heated parking and a secured oversized storage locker, this home represents a rare opportunity for luxury riverside living in one of the city's most desirable locations.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2336732 |
| **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:** | 1,039 sq. ft. |
| **Main Level Finished Area:** | 1,039 sq. ft. |
| **Condo Fee:** | $986.31 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | Northwest |
| **Unit Exposure:** | Northwest |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **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 |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Guest, Heated Garage, Parkade, Stall, 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:** | Party Room, Visitor Parking |
| **Appliances:** | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | n/a |
| **Restrictions:** | Board Approval, Pets Allowed |
| **Pets Allowed:** | Yes |
| **Main Floor** | Bedroom · 13'4" × 9'5" · |
| **Main Floor** | Dining Room · 16' × 5'1" · |
| **Main Floor** | Kitchen · 14'8" × 8'11" · |
| **Main Floor** | Living Room · 19'8" × 12'3" · |
| **Main Floor** | Bedroom - Primary · 23'9" × 10'4" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Aug 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-540-34-street-nw-calgary-a2336732/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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