310 93 34 Avenue SW

Calgary | Active | MLS® A2342848

$280,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**606.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Welcome to this lovely & bright 606Sq/Ft unit with an open concept layout that walks out to the gorgeous third floor (at this unit's ground level off the back) courtyard. Flooded with plenty of natural light, this unit flows out to a spacious patio surrounded with plants/shrubs, that leads to the large shared (gated & secure) courtyard with communal BBQ, fireplace and plenty of outdoor furniture. The spacious kitchen features a large island, flat panel cabinets, LED under cabinet lighting, polished quartz countertops, under mount sink and stainless appliances. The bedroom features a large double closet and connects to the double access jack-and-jill style 4pc ensuite with upgraded toilet. The open foyer also features a great flex area, perfect for a quiet office area away from the kitchen and living room, or for extra storage or even a small fitness area. This unit comes with one underground Titled parking stall and the building also includes a bicycle storage room, and visitor parking. Beautiful newly installed LVP flooring throughout makes this a turn-key and move in ready condo! Excellent proximity, with walking distance to downtown, Elbow River, Stanley Park and Mission! Unbeatable location close to transit and 39 Avenue C-Train. Excellent enduring value. Immediate possession available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342848
Bedrooms	1
Bathrooms	1
Year Built	2016
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:	606.94 sq. ft.
Main Level Finished Area:	606 sq. ft.

Condo Fee:	$468.43
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2016 (Age: 10)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1611614
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Composite Siding, Metal Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	Window Unit(s)

Fireplaces:	0
Garage:	No
Parking:	Off Street, Owned, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Parkhill
Amenities:	Other
Appliances:	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Window A/C unit
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Kitchen · 17'6" × 8'3" ·
Main Floor	Living Room · 12' × 12' ·
Main Floor	Flex Space · 9'6" × 7'6" ·
Main Floor	Laundry · 3'8" × 3'3" ·
Main Floor	Bedroom - Primary · 10'10" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Courtyard, Private Entrance
Patio And Porch Features:	Patio

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/310-93-34-avenue-sw-calgary-a2342848/

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

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