317 93 34 Avenue SW

Calgary | Active | MLS® A2359342

$389,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**854.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Some people want a condo. Others want something that changes the way they live. Unit 317 at Mission 34 delivers both. One of the largest units in this boutique building, this impressive corner residence offers coveted south and east exposures, expansive floor-to-ceiling windows, and an abundance of natural light throughout. Thoughtfully designed with elevated finishes, the open-concept living space features luxury vinyl plank flooring, light paint, and a contemporary kitchen complete with sleek flat-panel cabinetry, quartz countertops, and an upgraded appliance package. Both bathrooms showcase large-format 24-inch floor tiles, with vinyl plank flooring throughout. Every detail has been carefully considered to create a home that feels sophisticated, inviting, and effortlessly move-in ready.

Step outside onto your expansive 200-square-foot south-facing balcony, an incredible extension of your living space and the perfect setting for morning coffee, afternoon sunshine, or unwinding after a busy day. Beyond your front door, some of Calgary's best restaurants, cafés, and boutique shops are just steps away along vibrant 4th Street and 17th Avenue. Enjoy a morning walk along the Elbow River pathways, spend an afternoon at Stanley Park, or explore everything the surrounding Mission neighbourhood has to offer. With convenient access to Chinook Centre, the Beltline, Macleod Trail, Deerfoot Trail, and Stoney Trail, getting around the city is easy. It's the perfect combination of an established inner-city location and the comfort of a beautifully finished home.

Mission 34 is a boutique 47-unit low-rise building in Parkhill, offering a beautifully landscaped courtyard, outdoor fireplace, BBQ area, secure bicycle storage, and visitor parking. This exceptional property also includes one titled parking stall, welcomes one dog or cat up to 50 lbs, and permits Airbnb or short-term rentals subject to board approval. Professionally cleaned and move-in-ready home presents an outstanding opportunity for professionals, downsizers, or investors looking for quality finishes, generous living space, and an unbeatable location. Welcome Home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359342
Bedrooms	2
Bathrooms	2
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:	854.63 sq. ft.
Condo Fee:	$664.33
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
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:	1611614
Heating:	Baseboard, Hot Water, Natural Gas
New Constr.:	No

Construction Material:	Mixed
Structure Type:	Low Rise (2-4 stories)
Roof:	Rolled/Hot Mop
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	(All) Window Coverings, (All) Light Fixtures
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'7" × 10'11" ·
Main Floor	Kitchen · 17'8" × 7'10" ·
Main Floor	Living Room · 15'6" × 12'7" ·
Main Floor	Bedroom - Primary · 17'8" × 10'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/317-93-34-avenue-sw-calgary-a2359342/

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