



## 540 34 Street Calgary Alberta

\$324,900

Discover comfort and convenience in this spacious 1-bed, 1-bath condo spanning over 700 sq. ft. of living space and nestled in the highly sought-after community of Parkdale. As you step inside, you'll be greeted by the elegance of new engineered wood flooring and the convenience of an open concept layout that is ideal for entertaining. This condo offers modern living featuring a large kitchen with granite counter tops, plenty of cabinets and stainless-steel appliances, in-floor heating, spacious living room with floor-to-ceiling windows, and lofty 9-foot ceilings that create a comfortable and inviting ambiance. Enjoy modern amenities, a private balcony with a gas line for your barbecue, in-suite laundry, and secure underground parking along with additional storage space that ensures your belongings stay safe and organized. Don't forget the rooftop patio, providing a fantastic space for gathering with friends and savoring incredible views. This hidden gem is perfectly situated in the NW, just steps from Foothills Hospital and surrounding professional centres, the picturesque Bow River pathway system, University of Calgary. Whether you're heading downtown for work or west for a mountain adventure, the location offers unparalleled convenience and is surrounded by natural beauty. (id:6769)

5pc Bathroom Measurements not available

Bedroom 11.42 Ft x 15.50 Ft

Dining room 14.75 Ft x 10.00 Ft

Kitchen 17.25 Ft x 8.92 Ft

Laundry room 6.17 Ft x 5.50 Ft

Living room 12.00 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://www.shannonsellscalgary.com>



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**Mirror**

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