



118 34 Street Calgary Alberta

\$475,000

Prime Location, PERFECT for SHARED LIVING! Multi-level condo located in the desirable Parkdale Golden Triangle, just STEPS FROM the RIVER and its SCENIC PATHWAYS. Whether you're looking to explore downtown Calgary to the east or head west to the mountains, this condo offers unparalleled access to both. It's ideally situated for those COMMUTING DOWNTOWN or needing access to the FOOTHILLS HOSPITAL and the CHILDRENS HOSPITAL. This condo is PERFECT FOR SHARED ACCOMMODATIONS, with a UNIQUE LAYOUT that offers both privacy and space. The MAIN LEVEL features a LARGE BEDROOM with a WALK-IN CLOSET, a 3PC BATH, a spacious FAMILY/FLEX ROOM, and convenient LAUNDRY facilities -- all creating a PRIVATE SUITE-LIKE atmosphere. This level also boasts an INDEPENDANT ENTRANCE, which is accessed from the main floor of the building, ensuring both comfort and privacy. The 2ND FLOOR, presents it's own SEPARATE ENTRANCE and offers a bright and welcoming open floor plan, perfect for both relaxing and entertaining. Hand-scraped HARDWOOD FLOORS throughout add warmth and charm, while OVERSIZED WINDOWS flood the space with natural light. The kitchen features GRANITE countertops, GLASS TILE backsplash, a GAS STOVE, and a BREAKFAST BAR for casual dining. Adjacent to the kitchen is a COZY LIVING ROOM that flows into a versatile flex space, ideal for a home office or reading nook. The DINING AREA is complete with a PANTRY for extra storage. A BRIGHT BEDROOM on the second floor comes with a 4PC cheater ENSUITE, offering the convenience of an ensuite bathroom while still being accessible from the main living area. This layout is IDEAL FOR ROOMATES or a small family, providing comfort and flexibility. The condo includes a TITLED UNDERGROUND PARKING stall next to a DEDICATED STORAGE ROOM, providing both security and convenience. Owners may apply to the City for an additional street PARKING PERMIT. The...

Kitchen 10.42 Ft x 8.83 Ft
Living room 13.25 Ft x 13.17 Ft
Dining room 9.50 Ft x 8.92 Ft
4pc Bathroom 8.50 Ft x 5.33 Ft
Primary Bedroom 12.42 Ft x 9.42 Ft

Family room 14.33 Ft x 13.00 Ft
Bedroom 15.67 Ft x 12.08 Ft
Other 6.67 Ft x 5.58 Ft
3pc Bathroom 8.33 Ft x 4.83 Ft

Listing Presented By:



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