



540 34 Street Calgary Alberta

\$370,000

2-bedroom, 2-bathroom condo just steps from the Bow River Pathway System. The location puts Foothills Hospital, the University of Calgary, University District, Kensington, and downtown all within easy reach, with convenient access west to the mountains. Local cafes, restaurants, and everyday amenities are close by. The open-concept main floor brings the kitchen, dining, and living areas together and opens onto a large oversized private balcony. The kitchen is practical and well-appointed, with stainless steel appliances, a walk-in pantry, under-cabinet microwave, and floating wall shelves set against a brick design backsplash. Luxury vinyl plank flooring runs throughout, and the unit includes in-suite laundry plus in-floor radiant heating. The primary bedroom offers an oversized walk-in closet and a 5-piece ensuite with dual sinks. A second bedroom and full bathroom complete the layout. The home also comes with one titled underground heated parking stall and a private secured oversized storage room. The building provides secure access, is pet-friendly, and features an expansive rooftop patio with panoramic city and river valley views. A recent building envelope project has been completed and paid in full. A premium location that puts river pathways and downtown amenities all within easy reach. (id:6769)

Kitchen 8.50 Ft x 11.00 Ft

Dining room 8.58 Ft x 13.25 Ft

Living room 12.67 Ft x 14.17 Ft

Primary Bedroom 11.67 Ft x 12.33 Ft

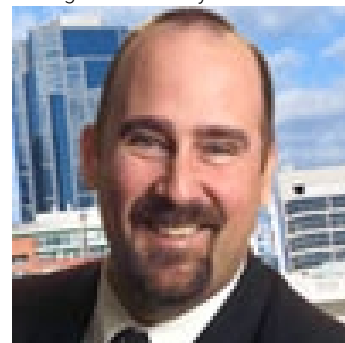
Laundry room 4.50 Ft x 4.42 Ft

Bedroom 8.50 Ft x 11.58 Ft

5pc Bathroom Measurements not available

3pc Bathroom .00 Ft

Listing Presented By:



Originally Listed by:
Nineteen 88 Real Estate

<http://www.tmunroe.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca