

# \$489,900 - 307, 118 34 Street Nw, Calgary

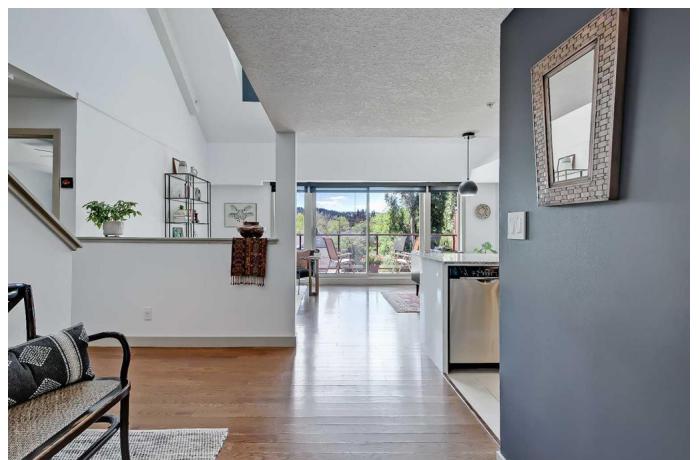
MLS® #A2192474

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,044 sqft  
Residential on 0.00 Acres

Parkdale, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to this beautiful penthouse loft in Parkdale, offering the perfect blend of style, space, and functionality. Featuring soaring vaulted ceilings, expansive West-facing windows, and an oversized balcony, this 2-bedroom, 2.5-bath condo is designed for modern urban living. The open-concept layout provides incredible flexibility. The main level boasts a sleek kitchen with granite counters and stainless steel appliances, a spacious living area, and a large pantry. Both bedrooms include walk-in closets and full ensuites, allowing either to serve as the primary. The lofted space is perfect as a guest suite, home office, or additional entertaining area. Additional conveniences include in-suite laundry, a 2-piece powder room, a separate storage locker, and heated underground parking. Enjoy your morning coffee or unwind in the evening on the oversized West-facing balcony, perfect for entertaining or simply relaxing. Located in sought-after Parkdale, this home offers seamless access to downtown, Crowchild Trail, and the Bow River pathways. Enjoy biking or strolling along the river, with Kensington's vibrant shops and cafés just 15 minutes away. Whether you're an active professional or looking for a stylish retreat, this loft delivers the ultimate inner-city lifestyle. Don't miss this incredible opportunity—schedule your private showing today!



Built in 2007

## Essential Information

MLS® #	A2192474
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,044
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	307, 118 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X5

## Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	3

## Exterior

Exterior Features Balcony, BBQ gas line  
Construction Stucco, Wood Frame, Cedar

### **Additional Information**

Date Listed February 6th, 2025  
Days on Market 36  
Zoning M-C1

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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