

# \$475,000 - 203, 118 34 Street Nw, Calgary

MLS® #A2233012

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

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 building is PET-FRIENDLY, so your furry friends are welcome with Board Approval, and the building and unit itself are quiet, ensuring peaceful living. Whether youâ€™re enjoying a morning coffee on your PRIVATE BALCONY or heading out to explore the natural beauty surrounding you, this condo is truly a gem. Take advantage of this opportunity to own in Parkdale's Golden Triangle, one of Calgaryâ€™s most sought-after neighborhoods, offering the PERFECT BLEND OF FUNTIONALITY, STYLE and LOCATION.

Built in 2007

**Essential Information**

MLS® #	A2233012
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit

Status	Active
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## Community Information

Address	203, 118 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X5

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	June 20th, 2025
Days on Market	59
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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