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118 34 Street NW # 304 Calgary, AB T2N 2X5

Residential
Active

A1031883



DOM: 90
LP: \$339,900.00
OP: \$339,900.00

PD:

Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 2006
LINC#: [0032276610](#)
Arch Style: Low-Rise(1-4)
Possession: Negotiable

Area: Calgary
Zone: CAL Zone CC
Community: Parkdale
Ttl Beds: 1
F/H Bth: 1/0
LP/SF: \$441.20
Suite: No

Lot Size: SqFt
Lot: **Condo:** Yes

Land Use: M-C1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Tax Amt/Yr: \$1,999.00/2019
Loc Imp Amt:
Front Exp:

Public Remarks: Stunning South-West corner penthouse condo in the sought after inner-city community of Parkdale's Golden Triangle with easy access to Downtown, Foothills Hospital, Children's Hospital, and U of C. Only steps away from the bow river, and biking and walking paths. Superior executive living with nature at your doorstep. Spacious and open, this condo is a fantastic corner unit with three walls boasting windows that allow the natural light to shine throughout, showcasing the gleaming hardwood floors. A large master bedroom with double his and hers closets, 4 piece bathroom + den that is a perfectly sized office space with a built-in desk and glass door wall unit (included). The kitchen offers stainless steel appliances, including a built-in wine fridge, tons of cabinetry, and a large breakfast bar design granite counter for informal dining. Central-air-conditioning which is included in condo fees. You have a secure underground heated titled parking stall including space for car as well as bike parking and a separate storage locker. Private SW facing balcony surrounded by mature trees with built-in gas bbq line. A short bike ride or walk to downtown & close to every possible amenity. The condo is an excellent, professionally managed building. Best location within the complex! Don't miss out on this rare lifestyle opportunity!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P	Bed Abv:	Total AG:	Mtr2	770	SqFt
Baths:	0	0	1	0	0	1	72			
EnSt Bth:	0	0	0	0	0	6				

Property Information

Basement:
Heating: Fan Coil, Natural Gas
Construction: Cedar, Stone, Stucco
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Reports: None Available
Parking: Parkade, Titled, Heated Garage, Underground
Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks
Comm Feature: Park, Schools Nearby, Pool, Shopping Nearby
Appliances: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Other Equip: None

Lndry Feat: In Unit
Cooling: Central Air
Fireplaces: 0
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing:
Balcony: Balcony(s)

Condo Information

Condo Name:
Condo Type: Conventional
Mgmt Co/Ph: Frist Service Residential/4032991810
Prk Plan Type: Titled
Legal Desc: 0710985/17
Legal Park: 0710985/45
Legal Stor:
Total Units: 20
Fee Includes: Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Water

Post Tension: No
Prk Stall #: 45
Storage Type: Assigned, Separate from Unit
Locker #: assigned
Registrd Size: 73/785.76

Condo Fee: \$479/Monthly
HOA:
Floor #: 3
Total Floors: 3
Common Walls: 1 Common Wall
Unit Exposure: SW
Unit Factor: 415
Prk Unit Factor: 1

Reg Size Incl: Interior Above Grade
Assoc Amen: Elevator(s)

