

# \$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

## 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 18  
Zoning M-C1

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.