



**Erin Ferguson**  
Phone: 403-992-3746  
Mobile:  
Fax:  
Email: erin@erinferguson.ca  
Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

#2 529 34 ST NW, Parkdale, Calgary, Alberta, T2N 2X8, Ca

MLS®# C4132768



Property Value	\$498,000
Type	Duplex
Style	2 Storey
Basement	Full
Parking	Single Indoor
Year Built	2004
Living Area	1,152 sq.ft.
Lot Size Area	5,995.49 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$298.00

## Description

Amazing value in a wonderful neighbourhood. Units in Parkdale at this price, rarely come available. This well maintained 2 Bdrm Condo has low mthly fees & shows like new. 2 blocks from the Bow River & a 10 minutes commute to DT, U of C & Foothills Hospital. Finishes include 9 Ft Ceilings on main floor, walnut hardwood flooring, granite countertops, stainless steel appliances, heated ensuite flooring, large master bedroom with a huge walk in closet & en-suite with large soaker tub are just a few of the features. Wonderful neighbours, landscaped yard with sprinklers, aggregate walks with your own personal area for a bbq & outdoor furniture will welcome you home. The unfinished basement is awaiting your personal touch. This spotless home is less then a block away from a children's playground, park, community centre & garden which plays host to multiple volleyball courts & a skating rink in the winter. Grab an ice cream at Lic's, take a walk on the pathway & stop by to see why this could be "the one" today.





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