

\$670,000 - 539 34 Street Nw, Calgary

MLS® #A2093837

\$670,000

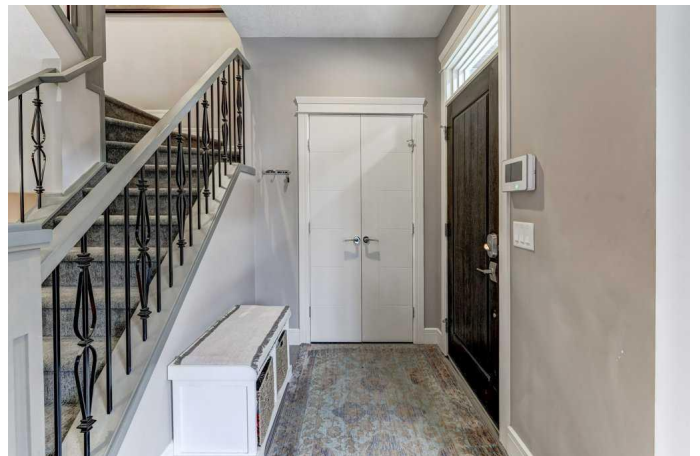
2 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING -

Live close to work and play in this luxury Parkdale townhome - just 3 blocks to the river - with over 1600 sf of air-conditioned living space plus a full basement. Occupied in 2015, this home has been gently lived in and shows pride of ownership. Positioned on a larger lot, you'll love the curb appeal with the deeper setback, exposed aggregate sidewalks, stone trim and covered front porch/entry. Inside, you'll love the great layout with high ceilings, plenty of windows, engineered hardwood floors, contemporary palette and expansive living space - ideal for entertaining - with a gorgeous sparkling white ledgerstone feature wall/linear fireplace, large dining room and a chef-inspired kitchen with white shaker full-height cabinets, quartz counters, island, walk-in corner pantry and upgraded stainless appliances including built-ins and a new dishwasher. A convenient half bath and additional storage closet completes the main floor. Upstairs is a large primary bedroom with a big walk-in closet plus a luxurious ensuite with a deep soaker tub, tiled walk-in shower and vanity. Another generous sized bedroom with walk-in closet is separated by the main bathroom and a laundry closet with cabinets and a folding counter. The basement has bathroom plumbing rough-ins and is ready for your development ideas (3rd bedroom, gym/rec room/office). Plus there is a gas BBQ hook-up and space to add a patio or deck (subject to board approval)



and secure parking in the single detached garage, plus additional parking for guests/deliveries and on-street parking readily available.

The location is hard to beat – only 3 blocks from the Bow river parks and pathways, 1 block from the Lazy Loaf Café and other merchants in Parkdale plaza, and across the street from the Parkdale community centre, playground/park, community accessible outdoor arena and tennis/pickleball courts. A short commute to downtown, minutes to the new Cancer treatment centre, Foothills and Children’s Hospitals and U of C, with easy access to TransCanada Highway and our amazing mountain parks. Check out the VIRTUAL TOUR then book your showing with your favourite agent.

Built in 2015

Essential Information

MLS® #	A2093837
Price	\$670,000
Sold Price	\$665,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address 539 34 Street Nw

Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X8

Amenities

Amenities	Community Gardens, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Guest, Parking Pad, See Remarks, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, See Remarks
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Barbecue, Playground
Lot Description	Back Lane, City Lot, Corner Lot, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	February 29th, 2024
Days on Market	105
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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