

\$1,150,000 - 535b 34a Street Nw, Calgary

MLS® #A2102513

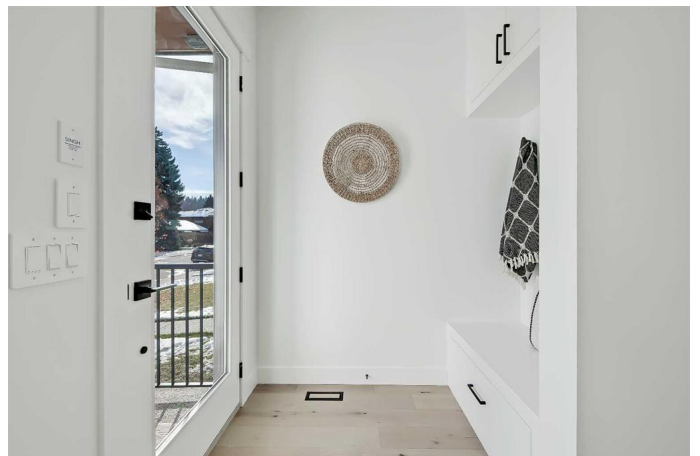
\$1,150,000

4 Bedroom, 4.00 Bathroom, 1,924 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

MOVE IN TODAY! A true reflection of what a modern farmhouse should be! This 2-storey DETACHED infill in PARKDALE is a stunning home built with outstanding detail and quality. This home provides over 2,664 sq ft of total finished living space, 3 bedrooms above grade, a fully developed basement, and features luxury upgrades and finishes throughout. The open-concept main floor features 10-ft ceilings, large exterior windows, and wide-plank engineered hardwood flooring. The kitchen sits at the center of the bright main level, drawing in the eye with quartz countertops, stunning custom cabinetry with soft-close hardware, and a full-height tile backsplash. The 14-ft oversized central island gives you lots of extra space for day-to-day prep, ample bar seating, and a dual basin under-mounted sink. And to top it all off, this upscale kitchen comes with a premium stainless steel appliance package – a gas cooktop, built-in hood fan, French door refrigerator, built-in wall oven and microwave, and dishwasher. A formal dining area overlooks the East facing front yard, while the rear living room creates a cozy yet spacious atmosphere and features an inset gas fireplace and a built-in media centre. Easily step out to the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Rounding off the main floor is a simple but elegant 2-piece powder room and large mudroom with a built-in bench and closet! Upstairs, you'll find 2



good-sized bedrooms with custom closets, a full bathroom, and a large laundry room with a laundry sink. The primary retreat features soaring vaulted ceilings, oversized West-facing windows, and a walk-in closet with custom millwork. The spa-inspired ensuite is elegantly finished with tile floors, dual vanities with a built-in make-up desk, a stand-alone soaker tub, a large curbless shower with a built-in bench and rough-ins for steam. Downstairs, the lower level is fully developed with a large rec room and full wet bar featuring quartz counters, custom cabinetry, and a bar sink. The 4-pc bathroom has quartz counters and a tub/shower combo easily accessible from the guest bedroom. And not overlooked “ storage space! There are dual storage areas in the basement! This home also comes with additional rough-ins for a security system, and air conditioning. Located in family-friendly Parkdale, you™ll enjoy inner-city living at its finest. Across the street is the Parkdale Community Association for year-round activities, and the Bow River and the pathway system are only 2-blocks away. Local favourite Lazy Loaf and Kettle is a 2-minute walk, perfect for afternoon lunch after enjoying time by the river! Plus, you have shopping, amenities, and major thoroughfares, making living and commuting a breeze! MOVE IN TODAY!

Built in 2024

Essential Information

MLS® #	A2102513
Price	\$1,150,000
Sold Price	\$1,145,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,924
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	535b 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed January 18th, 2024
Date Sold March 6th, 2024
Days on Market 48
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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