

\$1,489,000 - 120 34a Street Nw, Calgary

MLS® #A2110315

\$1,489,000

4 Bedroom, 4.00 Bathroom, 2,261 sqft

Residential on 0.12 Acres

Parkdale, Calgary, Alberta

10/10 location, mere steps from the Bow River in an exclusive area of Parkdale, this is a rare opportunity to live in a beautifully updated character home with a main floor primary suite and an oversize, heated, triple garage. Nestled on a serene tree lined street, this custom built residence unfolds over 3672 sq.ft of refined living space. The recently redesigned gourmet kitchen is a culinary haven boasting an expansive island and abundant countertop space finished with glossy Brazilian Quartzite. A wealth of cabinetry, top-of-the-line appliances, a large coffee bar with built in fridge drawers, as well as a walk in pantry complement the kitchen's vaulted ceilings. The open-concept living and dining rooms provide both functional family living and effortless entertaining. The primary bedroom on the main level is a welcoming retreat featuring a spacious walk-in closet, a walk-through bath with dual vanities and an ample size shower. Rounding off the main floor is a spacious study providing a quiet sanctuary tailored to professional needs. On the upper level, discover a generously proportioned bedroom with expansive dual closets, a four piece bath, and a loft space complete with custom built-ins that could easily transform into a second upstairs bedroom. The lower level is well appointed for family gatherings, offering a games room, media space, and two sizeable bedrooms with a shared bath. The wine cellar with its uniquely concealed entrance presents an opportunity for wine enthusiasts to age their



collection.

Endless opportunities for outdoor entertaining, dining, and seasonal evenings are provided by the front west facing wrap around porch, a spacious rear deck, as well as an extensive stone patio with a built-in wood burning fireplace for ambiance and warmth. Completing this exceptional property is a triple heated garage with loft storage and an upcoming paved laneway this spring. This rare opportunity in Parkdale is just steps away from the scenic Bow River pathways, and close to Foothills Hospital, Edworthy Park, and downtown. Immerse yourself in the epitome of city living at its finest! Please note, this home was not affected by the 2013 flood.

Built in 2004

Essential Information

MLS® #	A2110315
Price	\$1,489,000
Sold Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,261
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	120 34a Street Nw
Subdivision	Parkdale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 2Y3

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Range Hood, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 12th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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