

# \$899,880 - 531 34a Street Nw, Calgary

MLS® #A2119522

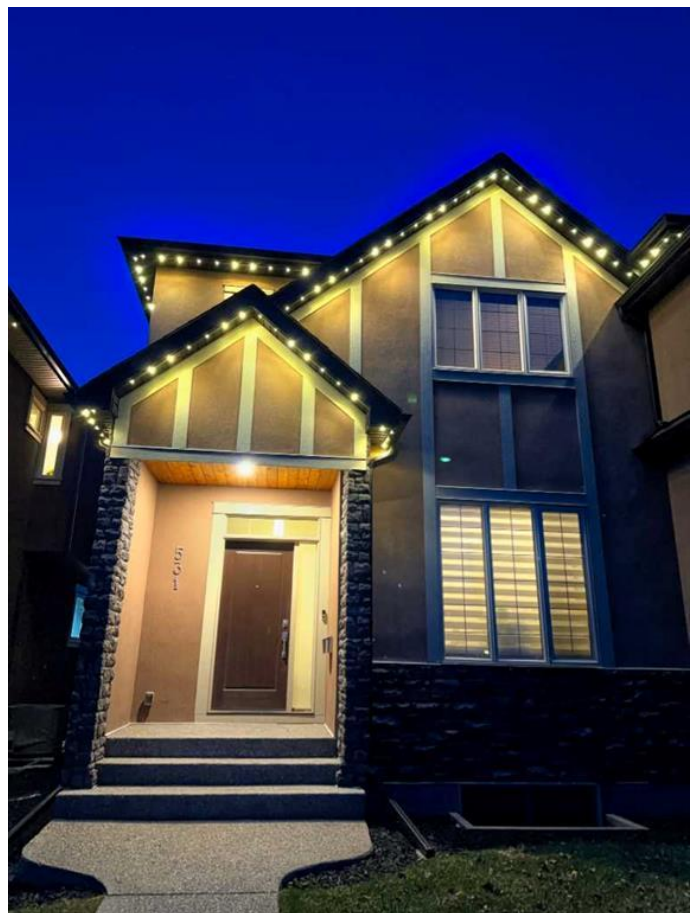
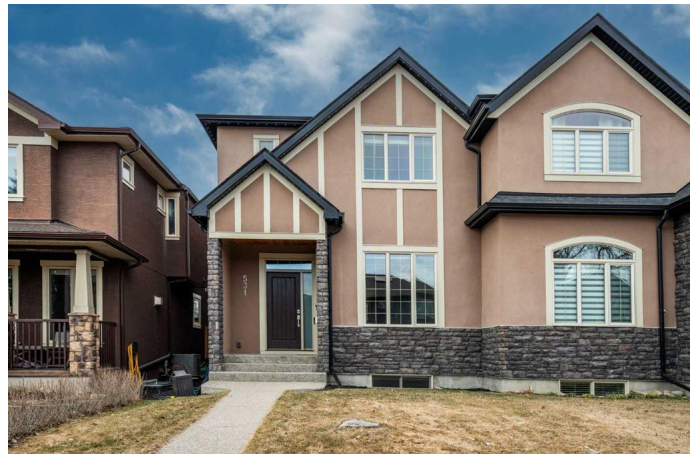
**\$899,880**

4 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

This immaculate home nestled on a serene side street in Parkdale offers an ideal blend of comfort and functionality for families or professionals. Boasting a thoughtfully designed layout, the main floor presents a versatile office space that can easily transition into a formal dining area to suit your needs. The heart of the home is the kitchen equipped with stainless steel appliances, including a gas stove, and a convenient walk-in pantry. Adjacent to the kitchen is a large family room featuring a striking stone surround gas fireplace, built-in bookshelves, and seamless access to the sunlit West backyard with a deck, perfect for outdoor entertaining. In the summer months, you will appreciate the recently installed central AC. Upstairs, three generous bedrooms and a laundry area offer practicality and convenience, while the luxurious primary suite steals the spotlight with its vaulted ceiling, spacious walk-in closet, and a large, custom ensuite boasting dual vanities, walk in shower and a stunning soaker tub. For added convenience, the large double car garage has been upgraded with modern amenities, including a 60A Tesla charger, electric heater, and fiberglass insulation in the attic to ensure warmth during winter months. The fully developed basement adds valuable living space, featuring a sizable recreation room/gym area, an additional bedroom, and a full bathroom, providing ample room for relaxation and entertainment. Situated in one of inner-city Calgary's most desirable



locations, residents enjoy easy access to a plethora of amenities, including parks, the scenic Bow River pathway system, the University of Calgary, Foothills Medical Centre, and the Alberta Children’s Hospital. With its proximity to the downtown core, commuting is a breeze, making this property an exceptional find for discerning buyers seeking both comfort and convenience in a coveted neighborhood.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2119522               |
| Price          | \$899,880              |
| Sold Price     | \$878,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,888                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 531 34a Street Nw |
| Subdivision | Parkdale          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N2Y6            |

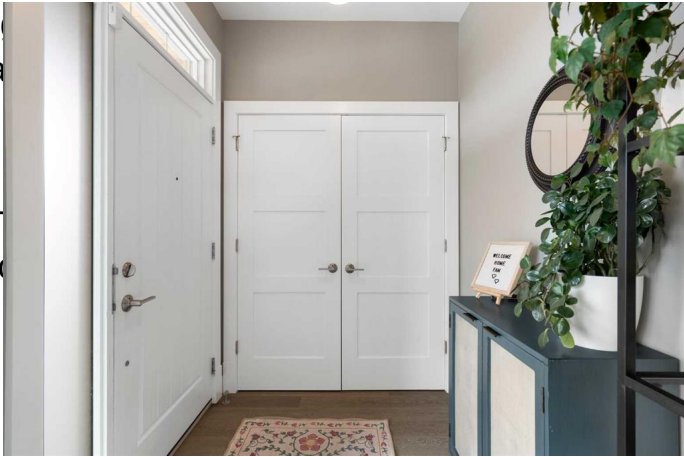
**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Parking Alley Access, Double Garage, Electric Vehicle Charging Station

**Interior**

Interior Features Kitchen Island, No Smoking Home  
Appliances Dishwasher, Garage Control, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full



**Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, City Lot, Private  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

**Additional Information**

Date Listed April 5th, 2024  
Date Sold April 19th, 2024  
Days on Market 14  
Zoning R-C2  
HOA Fees 0.00

**Listing Details**

Listing Office Real Estate Professionals Inc.

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