

\$924,900 - 903 34 Street Nw, Calgary

MLS® #A2155902

\$924,900

3 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

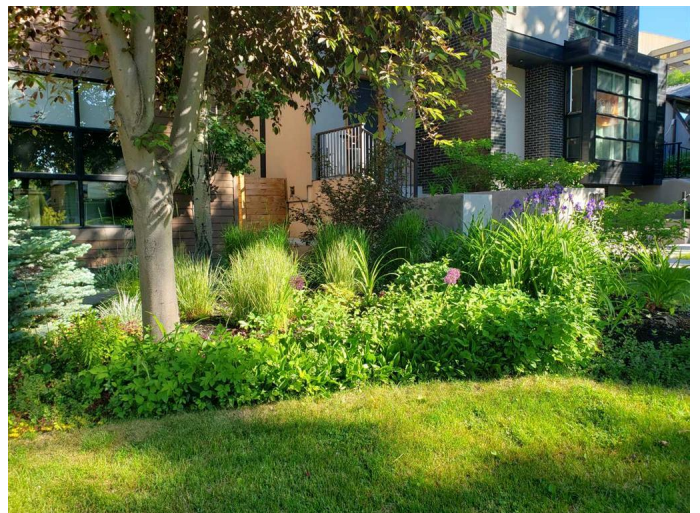
Welcome to this beautifully designed, 2,600 square foot home, nestled on a quiet corner lot in a well-established, family-oriented neighborhood. Situated on a peaceful cul-de-sac just below the Foothills Hospital, this residence offers the perfect blend of tranquility and convenience.

****Spacious & Sun-Filled**** Enjoy the bright, sunny, and open floor plan on the main level, with large expanses of windows that flood the space with natural light. The west-facing backyard ensures stunning sunsets, while the morning sun pours into the kitchen from the east.

****Outdoor Oasis**** The beautifully landscaped front and back yards feature mature trees and low-maintenance perennials, creating a serene oasis. The private back courtyard, with its concrete patio, offers a perfect retreat, thanks to the sloping lot that provides a sense of seclusion.

****Luxurious Living Spaces**** This home boasts 3 bedrooms and 3.5 bathrooms. The two upper-level bedrooms each have their own ensuite, with the east-facing front bedroom offering a private balcony—ideal for morning coffee. The second-floor laundry adds convenience to daily living.

****Gourmet Kitchen**** Feel like a chef in the well-appointed kitchen, complete with stainless steel countertops and appliances, a work



island, and a separate eating bar. Recent updates include a new induction cooktop stove (2022) and a new LG refrigerator (2021).

****Modern Updates**** The entire home has been freshly repainted, including all trim and millwork, which has been given a sleek lacquer finish. Many new light fixtures have been added in 2022 to enhance the contemporary feel.

****Cozy & Comfortable**** The home features concrete floors on the main floor and basement.. In floor heating in the basement, and primary ensuite, ensuring warmth and comfort year-round. The basement, currently used as an office, is wired for surround sound, making it an ideal space for a family/media room. The large stepped window wells allow plenty of natural light, with beautiful views of the greenery outside.

****Community & Location**** Just a few blocks from a local school and a vibrant community center that offers year-round activities, including an outdoor hockey rink in winter and baseball diamonds, playgrounds, and community gardens in summer. The home is also just blocks from river pathways that lead to Edworthy Park, Eau Claire, and Princeâ€™s Island Park, passing through the lively Kensington area with its shops, cafes, and restaurants.

****Timeless Design**** Originally featured on the cover of Alberta Home Magazine in 2007, this home has been updated cosmetically while maintaining its timeless, well-thought-out design. With 9-foot ceilings on every level, it continues to showcase elegance and functionality.

****Prime Location**** Close to major routes, the Foothills Hospital, the new Tom Baker Cancer

Center, and the University of Calgary, this home is perfectly positioned. It's an ideal choice for an executive home, a fantastic VRBO/Airbnb opportunity, or a steady income property

Built in 2006

Essential Information

MLS® #	A2155902
Price	\$924,900
Sold Price	\$924,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,701
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	903 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2Y2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, On Street

Interior

Interior Features	Built-in Features, Central Vacuum, French Door, High Ceilings, Jetted
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	Tub, Kitchen Island, Laminate Counters, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Humidifier, Range, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	In Floor, Exhaust Fan, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, Sloped Down, Subdivided
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 19th, 2024
Days on Market	10
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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