

\$625,000 - 2, 528 34 Street Nw, Calgary

MLS® #A2172398

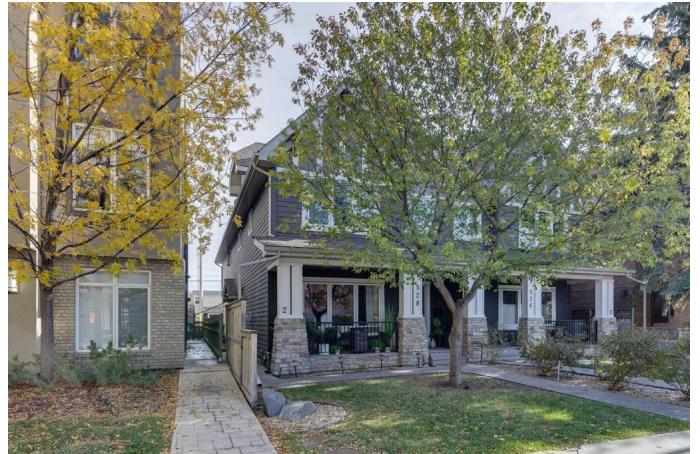
\$625,000

2 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

An exceptional opportunity awaits in the highly sought-after community of Parkdale! Just 1.5 blocks from the picturesque Bow River path system and only half a block from a playground, park, and outdoor accessible skating rink, this location is unbeatable. You'll love the convenience of walking to the Foothills Hospital, the Children's Hospital, the University of Calgary, and nearby shops and restaurants. This spacious fourplex unit offers over 2,200 sq ft of bright and open living space. The main floor boasts an updated kitchen with sleek quartz countertops and stainless steel appliances, seamlessly connecting to the living and dining areas, which open onto a large deck—ideal for entertaining guests. On the second level, both bedrooms feature ensuite baths, with the primary offering a luxurious deep soaker tub and a double sink vanity. The convenience continues with laundry facilities on this level. The versatile third-floor loft can serve as a 3rd bedroom, home office, TV area, or all three, with built-in wardrobes providing ample storage. The fully developed basement is perfect for entertaining, complete with a bar area and a home theatre setup, including a projector and screen. There's also a rough-in for an additional bathroom if desired. Additional highlights include a gas line on the deck, titled parking, central A/C, and so much more. Don't miss out—book your showing today!



Built in 2006

Essential Information

MLS® #	A2172398
Price	\$625,000
Sold Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2, 528 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X7

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached, Titled

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 22nd, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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