

\$1,386,000 - 537 34a Street Nw, Calgary

MLS® #A2253842

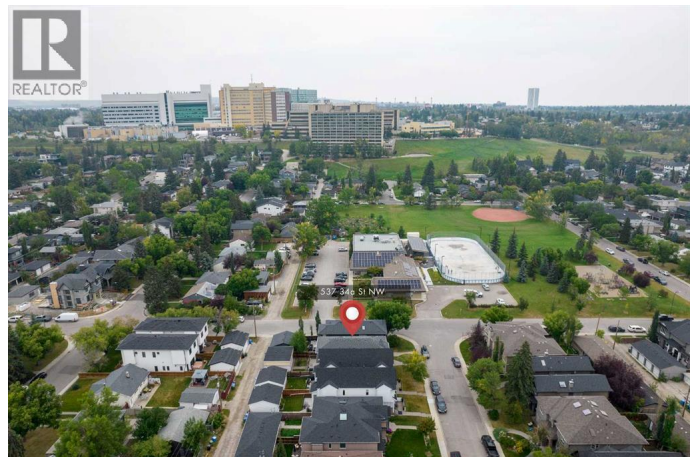
\$1,386,000

4 Bedroom, 4.00 Bathroom, 2,465 sqft

Single Family on 0.08 Acres

Parkdale, Calgary, Alberta

Your exciting forever home in the heart of Parkdale, set on an oversized 30 x 120 foot flat lot. This beautiful property features quiet luxury perfect for a family and is steps away from a peaceful yet vibrant community center. The playground, skating rink, and community garden offers amenities for individuals of all ages. Its proximity to Edworthy Park and Foothills Hospital add additional convenience without the noisy disruption. Enjoy walking, running, or cycling the pathways just a few blocks away from the Bow River. The property features a detached high ceiling garage connected by a garden with entry option to the house via the side or through a spacious stone patio. The main floor represents comfort and function for everyone. A practical mud room leads directly to the pantry, which provide abundant floor to ceiling cabinets for added storage space. These custom cabinets with silent close function wrap around to the heated tile kitchen that is every home chef's dream. This space features high quality Miele steamer/convection oven, fridge, dishwasher, microwave, and a 5 burner Capital gas stove. It boasts 10' high ceilings with plenty of natural light along with textured glass windows for added privacy. A spiral staircase leads to the 2nd floor, which consists of master bedroom with a walk in closet and a fully equipped bathroom. The other side of the floor has 2 bedrooms along with a spacious living room. The carpeted in-floor heat throughout in the basement with an additional bedroom and full



bath, extending towards a large living room and bar space. Equipped with air conditioning, this property is perfect for your everyday needs. (id:6289)

Built in 2013

Essential Information

Listing #	A2253842
Price	\$1,386,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,465
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	537 34a Street Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N2Y6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Garburator, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, See Remarks, Stone, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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