

# \$850,000 - 516 34a Street Nw, Calgary

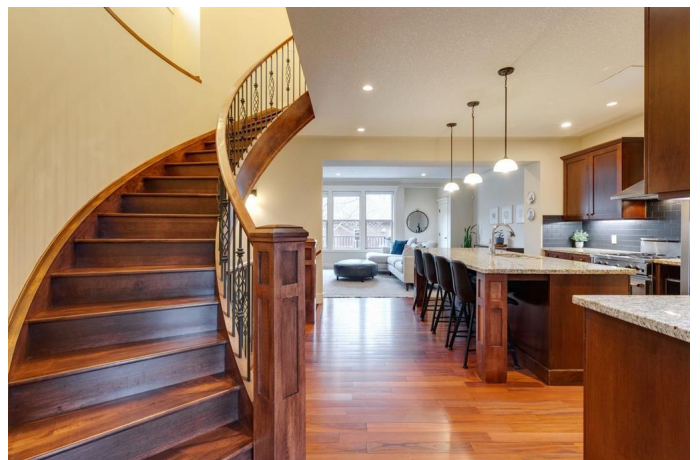
MLS® #A2207466

**\$850,000**

4 Bedroom, 4.00 Bathroom, 1,794 sqft  
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Centrally located in the extremely desirable community of PARKDALE, this well kept home is just steps from the Bow River, community centre with skating, a large greenspace and summer activities! Entering the home you'll immediately notice the hardwood floors and open floor plan with a stunning grand staircase. With the dining room on the right and a powder room on the left you're welcomed into your generous kitchen. Loaded with stainless steel appliances, a gas range, pantry and granite countertops, this is a great place to centre your home. The large island allows for entertaining as you open into your large living room with built-in shelves and a gas fireplace. The spacious living room has access to your east facing backyard with a deck, concrete walkway to your insulated two car garage and garden that comes with strawberries, rhubarb and raspberry bushes. Heading upstairs the hardwood follows up the staircase, hallway and into the primary retreat with two separate wardrobes, a large bedroom fit for a king bed and side tables plus a 5 piece ensuite with a steam shower, toilet and bidet! The upstairs is complete with a laundry room, two secondary bedrooms and a 4 piece bathroom. Heading to the basement you'll immediately notice the in slab heated floors, open floor plan and large built-in entertainment unit. The basement has the final 4th bedroom, a storage room and a 3 piece bathroom. This property is located just 6 min to Foothills Medical Centre, 6 min drive to the University



District, 8 min to the University of Calgary, 8 min to Downtown Calgary and 11 min to Nose Hill Park.

Built in 2007

### **Essential Information**

MLS® #	A2207466
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	516 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2Y5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bidet, Bookcases, Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.