

\$1,150,000 - 525 34a Street Nw, Calgary

MLS® #A2225239

\$1,150,000

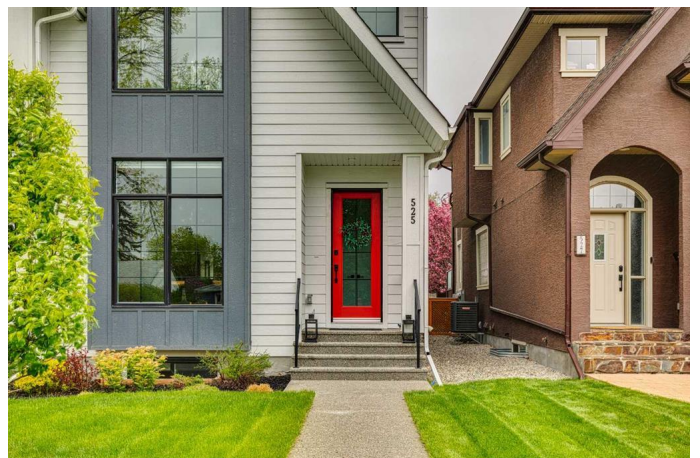
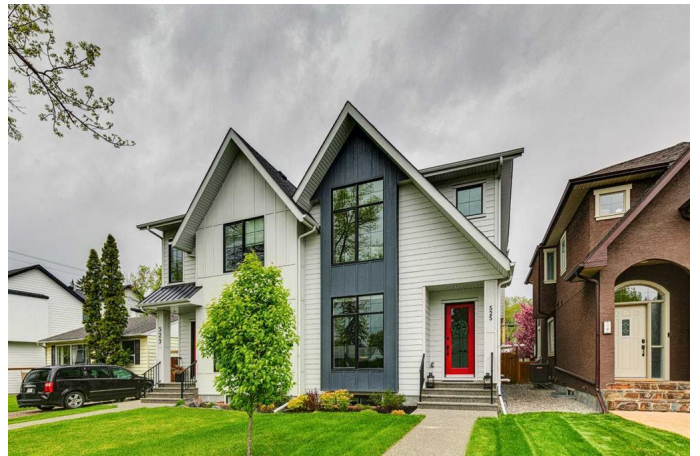
4 Bedroom, 4.00 Bathroom, 1,934 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

This stunning two-storey semi-detached infill with a fully developed basement offers over 2,640 sq ft of thoughtfully designed living space and a rare opportunity to own in the heart of Parkdale—one of Calgary’s most sought-after inner-city neighbourhoods for young families. With clean lines, sleek finishes, and a light-filled open-concept layout, this home blends upscale modern design with a family-friendly floor plan ideal for everyday life and entertaining. The sunlit front foyer opens into a bright dining area that flows seamlessly into the heart of the home—an expansive chef-inspired kitchen featuring quartz countertops, upgraded appliances, and a massive central island perfect for meals, homework, or gathering with loved ones. The open layout continues into the living room where a gas fireplace with feature wall adds warmth and comfort, while wide-plank engineered hardwood flooring and designer lighting add to the elevated feel. Tucked at the back, a custom mudroom with built-ins keeps everyday clutter at bay, and a discreet pocket powder room completes the main floor.

Upstairs, the luxurious primary suite offers a spa-like retreat with heated floors, dual sinks, a freestanding soaking tub, oversized steam shower, and a custom walk-in closet with built-ins. Two additional bedrooms provide space for the kids or guests, while a generous four-piece bath and a well-equipped laundry room with sink, storage, and counter space complete the upper level. Downstairs, the fully



developed basement is designed for comfort and connection, featuring in-floor slab heat, a striking media room with custom built-ins, a projector and screen, and a beautifully appointed wet bar with wine fridge. Whether it's movie night with the family or entertaining friends, this level is ready for every occasion. A fourth bedroom with walk-in closet, a stylish four-piece bath, and a large storage room complete this lower level. Outside, enjoy a west-facing, fully fenced backyard with low-maintenance landscaping and a large patio, plus a double detached garage for added convenience. Bonuses include multiple designer feature walls, built-in ceiling speakers, and custom built-in elements throughout the home. Located just steps from the Bow River's scenic pathway system, and minutes from top schools, parks, the Foothills Hospital, U of C, Kensington's trendy shops and restaurants, and major routes like Crowchild Trail and Memorial Drive this location offers a lifestyle that's both connected and community-focused. Exceptional in design and location, this home is ready to support every stage of family life right here in Parkdale.

Built in 2020

Essential Information

MLS® #	A2225239
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,934
Acres	0.07
Year Built	2020
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	525 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025
Days on Market 18
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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.