

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

MLS® #A2253842

**\$1,386,000**

4 Bedroom, 4.00 Bathroom, 2,465 sqft

Residential 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.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253842    |
| Price          | \$1,386,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,465       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 537 34a Street Nw |
| Subdivision | Parkdale          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N 2Y6           |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                              |

**Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Wired for Sound |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Gas Range |
| Heating         | In Floor, Forced Air, Natural Gas, Make-up Air                                                                                                                                          |
| Cooling         | Central Air                                                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                                                                       |
| Fireplaces      | Gas, Living Room, Stone                                                                                                                                                                 |
| Has Basement    | Yes                                                                                                                                                                                     |
| Basement        | Finished, Full                                                                                                                                                                          |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot     |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Stone, Stucco, Silent Floor Joists, See Remarks |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | R-CG                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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