

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

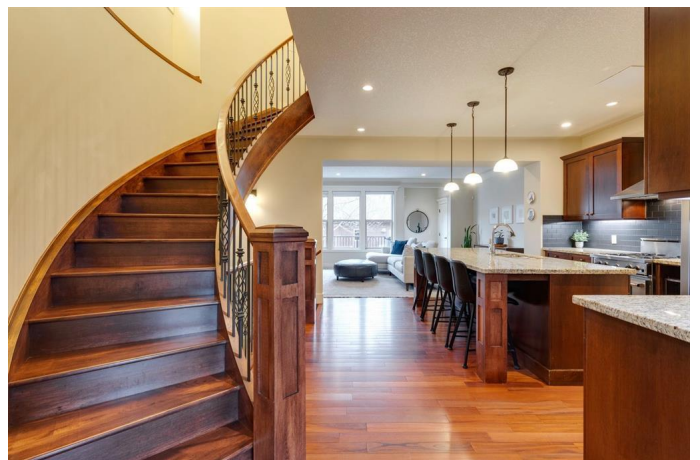
MLS® #A2207466

**\$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 | 8               |
| 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.