

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

MLS® #A2225239

**\$1,150,000**

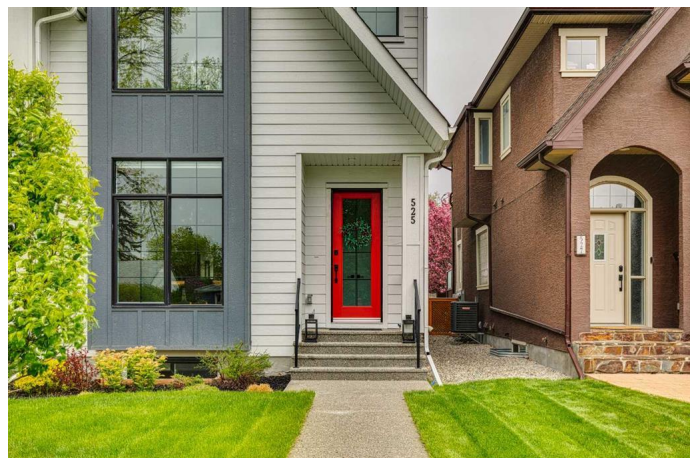
4 Bedroom, 4.00 Bathroom, 1,934 sqft

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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Chandelier, French Door, Recessed Lighting
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Cooktop
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              35

Zoning                         R-CG

### **Listing Details**

Listing Office                RE/MAX House of Real Estate

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