

# \$1,249,900 - 517 34a Street Nw, Calgary

MLS® #A2230492

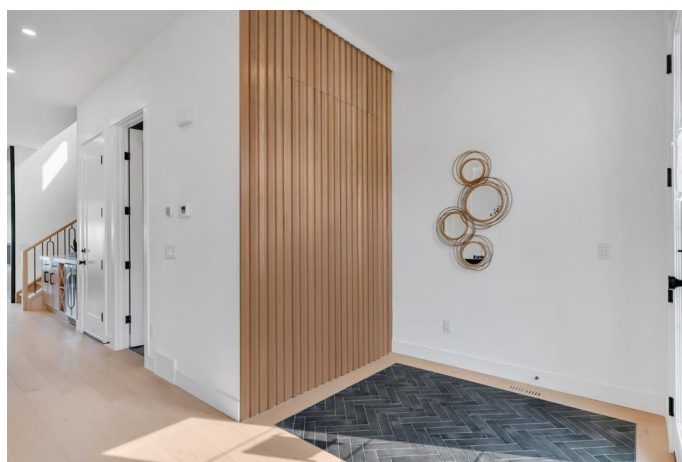
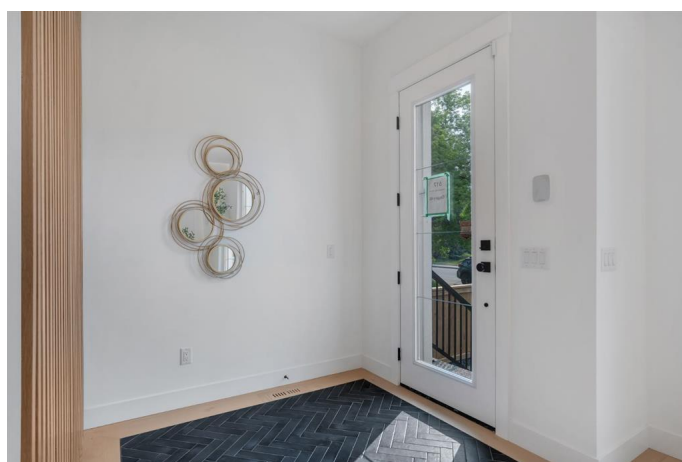
**\$1,249,900**

5 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Discover this impeccably designed, fully landscaped executive semi-detached farmhouse nestled in the highly desirable neighborhood of Parkdale. Offering over 2,790 square feet of thoughtfully curated living space, this 5-bedroom, 3.5-bathroom residence includes a legal 2-bedroom basement suite—ideal for guests or as an income-generating opportunity. From the moment you step inside, the quality of craftsmanship is evident. High-end finishes are featured throughout, including soaring ceilings, oversized windows, engineered hardwood floors, and custom feature walls. The home is enhanced by elegant touches such as exposed aggregate concrete, recessed and designer lighting, white oak and painted kitchen cabinetry, Jenn-Air appliances, quartz countertops, and custom built-in closets. The main level impresses with its 10-foot ceilings and a welcoming tiled foyer complete with a hidden white oak closet. The open-concept layout flows seamlessly from a spacious front dining area, perfect for entertaining, into a chef-inspired kitchen designed for both functionality and style. The kitchen offers an abundance of storage, built-in ceiling speakers, a Jenn-Air appliance package that includes a built-in fridge/freezer and gas range, a striking custom range hood, a farmhouse-style sink, and a large island with additional seating. A charming breakfast nook adds further convenience with extra cabinetry and a bar fridge. The living room is warm and



inviting with a gas fireplace finished in elegant tile and offers views of the private backyard. A thoughtfully designed mudroom with built-in bench and storage provides access to the rear yard, while a stylish 2-piece powder room completes the main floor. Upstairs, the second level hosts three generously sized bedrooms, a full laundry room, and two well-appointed bathrooms. The primary suite is a luxurious retreat featuring vaulted ceilings, a custom walk-in closet, and a serene 5-piece ensuite complete with dual vanities, a deep soaker tub, and a custom-tiled walk-in shower. The two additional bedrooms are spacious, each with ample closet space, and share a contemporary 4-piece bathroom. The laundry room offers practicality and design with a built-in sink, custom cabinetry, and a classic subway tile backsplash. The legal basement suite has its own private entrance and provides a bright and spacious living area with luxury vinyl plank flooring, a full kitchen equipped with stainless steel Samsung appliances including a dishwasher, two sizable bedrooms, and a 4-piece bathroom. Whether used for family, guests, or as a rental unit, it adds exceptional value and flexibility to the home. The home is roughed in with a central vac, security system, and CCTV cameras. This exceptional property seamlessly blends modern luxury with timeless farmhouse charm in one of Calgary's most sought-after communities.

Built in 2025

**Essential Information**

MLS® #	A2230492
Price	\$1,249,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,932
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	517 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2Y6

### 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, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Built-In Refrigerator, Built-In Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.