

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

MLS® #A2225239

**\$1,150,000**

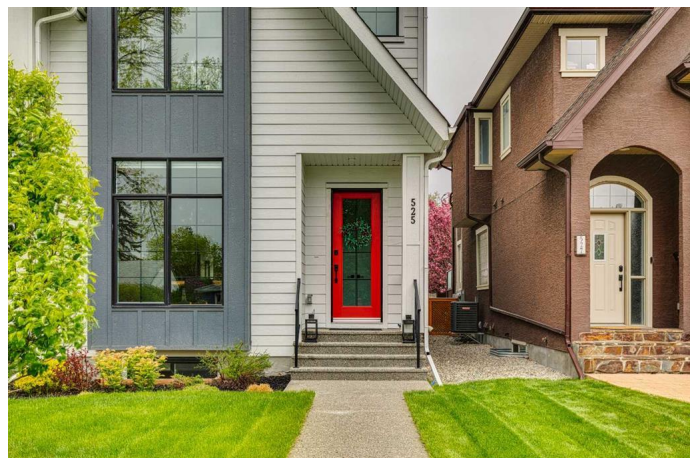
4 Bedroom, 4.00 Bathroom, 1,934 sqft

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 itâ€™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 Riverâ€™s scenic pathway system, and minutes from top schools, parks, the Foothills Hospital, U of C, Kensingtonâ€™s trendy shops and restaurants, and major routes like Crowchild Trail and Memorial Driveâ€”this location offers a lifestyle thatâ€™s both connected and community-focused. Exceptional in design and location, this home is ready to support every stage of family lifeâ€”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                21  
Zoning                              R-CG

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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