

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

MLS® #A2234490

**\$1,249,900**

5 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Experience luxury living in this impeccably designed, fully landscaped executive semi-detached farmhouse, ideally located in the highly sought-after neighborhood of Parkdale. Offering over 2,790 sq ft of expertly curated living space, this stunning 5-bedroom, 3.5-bathroom home includes a legal 2-bedroom basement suite—perfect for extended family, guests, or income potential.

From the moment you enter, superior craftsmanship and thoughtful design are on full display. High-end finishes throughout include soaring ceilings, engineered hardwood floors, oversized windows, and custom feature walls. Elegant details such as exposed aggregate concrete, recessed and designer lighting, and custom built-in closets elevate every space. The home is anchored by a gourmet kitchen outfitted with white oak and painted cabinetry, quartz countertops, a full Jenn-Air appliance package with built-in fridge/freezer and gas range, a farmhouse-style sink, custom hood fan, and a spacious island ideal for casual dining or entertaining. A cozy breakfast nook with extra cabinetry and a bar fridge adds further convenience.

The main floor boasts 10-foot ceilings and a welcoming tiled foyer with a hidden white oak closet. The open-concept layout seamlessly flows from a stylish front dining area to a warm, inviting living room featuring a tiled gas fireplace and views of the private backyard. A



custom mudroom with built-in bench and storage provides easy access to the yard, while a chic 2-piece powder room rounds out the main level.

Upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary retreat with vaulted ceilings, a custom walk-in closet, and a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a stunning tiled walk-in shower. Two additional bedrooms share a modern 4-piece bathroom, while a dedicated laundry room offers built-in cabinetry, subway tile backsplash, and a sink for added convenience.

The fully legal basement suite has its own private entrance and offers a bright, spacious layout with luxury vinyl plank flooring, a sleek full kitchen with Samsung stainless steel appliances, two large bedrooms, and a 4-piece bathroom. Whether used as a rental unit or for multi-generational living, this suite enhances the homeâ€™s value and versatility. Additional features include built-in ceiling speakers, rough-ins for central vacuum, security system, and CCTV cameras. Blending modern luxury with timeless farmhouse charm, this remarkable home offers unmatched style and functionality in one of Calgaryâ€™s most desirable communities.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234490    |
| Price          | \$1,249,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,937       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| 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 | 4                                       |
| Parking        | 220 Volt Wiring, Double Garage Detached |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Vinyl Windows, Wired for Sound |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Wine Refrigerator                                                                                                                                   |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                              |
| Cooling           | Rough-In                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                  |
| Fireplaces        | Decorative, Family Room, Gas                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                              |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Yard, City Lot                          |
| Roof              | Asphalt Shingle                              |

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 41              |
| Zoning         | R-CG            |

**Listing Details**

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

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