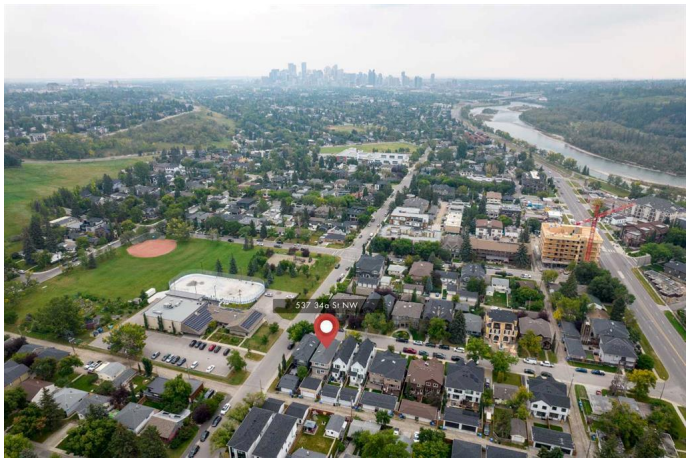
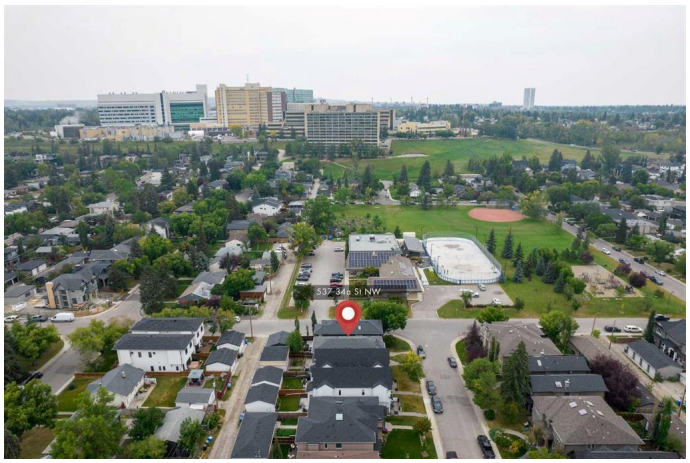
$1,386,000 - 537 34a Street Nw, Calgary

MLS® #A2253842

$1,386,000
4 Bedroom, 4.00 Bathroom, 2,465 sqft
Residential on 0.08 Acres





Parkdale, Calgary, Alberta

Your exciting forever home in the heart of Parkdale, set on an oversized 30 x 120 foot flat lot. This beautiful property features quiet luxury perfect for a family and is steps away from a peaceful yet vibrant community center. The playground, skating rink, and community garden offers amenities for individuals of all ages. Its proximity to Edworthy Park and Foothills Hospital add additional convenience without the noisy disruption. Enjoy walking, running, or cycling the pathways just a few blocks away from the Bow River. The property features a detached high ceiling garage connected by a garden with entry option to the house via the side or through a spacious stone patio. The main floor represents comfort and function for everyone. A practical mud room leads directly to the pantry, which provide abundant floor to ceiling cabinets for added storage space. These custom cabinets with silent close function wrap around to the heated tile kitchen that is every home chef's dream. This space features high quality Miele steamer/convection oven, fridge, dishwasher, microwave, and a 5 burner Capital gas stove. It boasts 10' high ceilings with plenty of natural light along with textured glass windows for added privacy. A spiral staircase leads to the 2nd floor, which consists of master bedroom with a walk in closet and a fully equipped bathroom. The other side of the floor has 2 bedrooms along with a spacious living room. The carpeted in-floor heat throughout in the basement with an additional bedroom and full

bath, extending towards a large living room and bar space. Equipped with air conditioning, this property is perfect for your everyday needs.

Built in 2013

Essential Information

MLS® #	A2253842
Price	$1,386,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,465
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	537 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Wired for Sound

Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Gas Range
Heating	In Floor, Forced Air, Natural Gas, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Silent Floor Joists, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty

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.