

**2, 529 34 Street NW
Calgary, Alberta**

MLS # A2214006



\$585,000

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan		

Inclusions: Couch in basement (Custom for space)

Move-In Ready Townhouse in Sought-After Parkdale | Over 1,800 Sq Ft | 3 Bed, 3 Bath. Welcome to your new home in the heart of Parkdale — one of Calgary's most desirable inner-city communities. This spacious and stylish 3-bedroom, 3-bathroom townhouse offers over 1,800 sq ft of fully developed living space and is ready for immediate possession. Step inside to an inviting open-concept main floor filled with natural light. The modern kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and plenty of cabinetry — perfect for both home cooks and entertainers. Hardwood floors and a three-sided gas fireplace add warmth and character to the main living area. Upstairs, you'll find two generous bedrooms, a convenient laundry area, and a luxurious 5-piece bathroom with a glass shower and deep soaker tub. The primary suite features vaulted ceilings and a walk-in closet, offering a private retreat. The fully finished basement includes a third bedroom, full bathroom, and a cozy family/media room with slot for projector screen — ideal for movie nights, a home gym, or guest accommodations. Additional highlights include: Detached garage, Low-maintenance landscaping, Front patio perfect for BBQs, Built-in speakers, upgraded lighting, and central vacuum. Located just 3 blocks from the Bow River Pathway, you'll enjoy easy access to outdoor recreation and be within walking distance of, Foothills Hospital & Tom Baker Centre, University of Calgary, Alberta Children's Hospital, Kensington, Market Mall & University District. Parkdale also features a brand-new community sports facility with a skating rink, sports court, playground, community garden, and baseball diamonds — all just steps from your door. Whether you're a professional, growing family, or savvy investor, this home

checks every box. Don't miss your chance to own in one of Calgary's top-rated inner-city neighbourhoods. Book your showing today!