

# \$885,000 - 732 34 Street Nw, Calgary

MLS® #A2248889

**\$885,000**

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

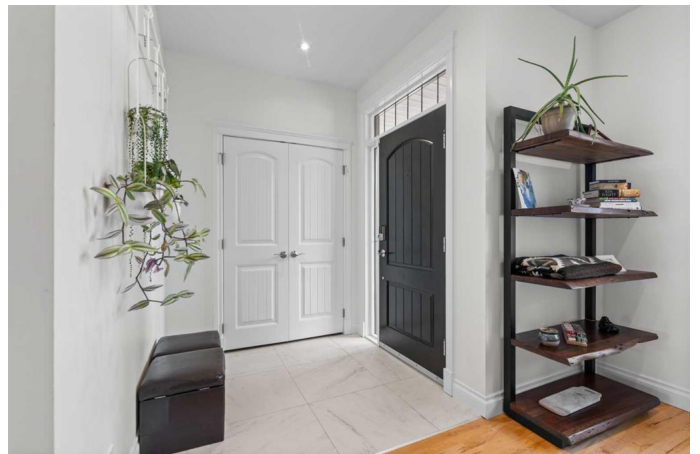
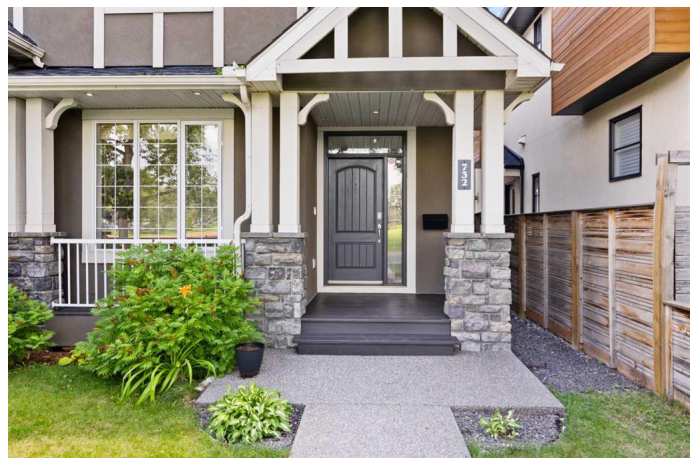
Welcome to Parkdale, one of Calgary's most coveted inner-city neighbourhoods! This beautifully maintained home sits directly across from Parkdale's community park. Offering over 2,600 sq.ft. of developed living space, air conditioning, 4 Bedrooms and 3.5 Baths, it combines timeless style with unbeatable location and plenty of character.

The kitchen is as functional as it is stylish, featuring ceiling-height cabinetry, a large granite island with breakfast bar, walk-in pantry and stainless-steel appliances. The open floor plan on the main floor offers a welcoming retreat with a cozy gas fireplace, custom built-ins, hardwood floors throughout and a wall of windows framing the sunny views of your low maintenance backyard.

The curved staircase leads to the upper level, where you'll find an unbeatable primary suite with walk-in closet and a 5-piece ensuite. Secondary bedrooms are well sized, each with custom closet organizers. A 4pc bathroom and your convenient laundry with storage complete this well thought-out level.

The developed basement adds a perfect living space, built-in bookcases, a spare bedroom or dedicated gym area with a huge closet, a 3pc bathroom and ample storage throughout finish this lower level.

This property delivers both tranquility and



convenience. You're just minutes to downtown Calgary, the Foothills Hospital, UofC, the Bow River pathways and cafes. Quick access to major routes paired with it being nestled on a quiet street and directly across from a park and playground makes this property a perfect place to call home.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248889               |
| Price          | \$885,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,848                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 732 34 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2X9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Bookcases, Skylight(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Tankless Water Heater                                                       |
| Heating           | Forced Air                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                        |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Lighting                                      |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stucco                                                                       |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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