



GRASSROOTS
REALTY GROUP

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1, 523 34 Street NW
Calgary, Alberta

MLS # A2304289



\$650,000

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,851 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Quad or More Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Level, Low Maintenance Landscape, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Experience riverside luxury in this stunning home located just steps from the scenic Bow River. Upon entry, you are greeted by elegant bamboo hardwood flooring that flows throughout an open-concept main level, where a cozy fireplace anchors a living room designed to integrate seamlessly with the dining area and kitchen. The chef-inspired kitchen is a showstopper, featuring floor-to-ceiling maple cabinetry, premium granite countertops that extend into a full-height backsplash, and sleek stainless steel appliances, all complemented by a convenient main-floor powder room. The second level offers two remarkably spacious bedrooms, each equipped with its own walk-in closet, a Jack-and-Jill bathroom with a double sink vanity, and a dedicated full-sized laundry room. The entire third level is dedicated to your private primary retreat, boasting a second fireplace and a spa-style ensuite with a deep soaking tub, standing glass shower, and an expansive walk-in closet. For additional living space, the finished basement includes a full bathroom and ample storage, and comes pre-wired for surround sound, making it the perfect footprint for a home theatre or workout room. With built-in speakers throughout the home and an assigned parking spot in the shared garage, this property offers a sophisticated lifestyle in an unbeatable location.