



1, 528 34 Street NW  
Calgary, Alberta

MLS # A2313525



**\$675,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island		

**Inclusions:** n/a

An incredible opportunity to own in the highly desirable community of Parkdale! Ideally situated just 1.5 blocks from the scenic Bow River Pathway and only steps from a playground, park, and accessible outdoor skating rink, this location can't be beat. Enjoy easy walking access to Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, along with nearby cafes, shops, and restaurants. This spacious front facing fourplex unit features over 2,300 sq ft of bright, functional living space. The main floor showcases an updated kitchen complete with granite countertops and stainless steel appliances, flowing effortlessly into the open-concept dining and living areas. Step outside to the private west facing patio, a perfect place to unwind. The primary bedroom offers a spa-inspired ensuite with a deep soaker tub and double vanity as well as a large walk in custom California closet. Convenient upper-level laundry adds to the home's thoughtful layout. The third-floor loft provides exceptional flexibility and can easily function as a third bedroom, home office, media room, or a home gym. The fully finished basement is a great addition that can be utilized as a media room or spare living area with its own 4 piece bathroom. Additional features include central air conditioning, titled parking, a gas hookup on the deck, and numerous upgrades throughout. Schedule your private showing today!