



GRASSROOTS
REALTY GROUP

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1, 523 34 Street NW
Calgary, Alberta

MLS # A2345252



\$598,895

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,879 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Quad or More Detached		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

1, 523 34 Street NW | Steps To Bow River Pathways | 14 Minutes To Foothills Medical Centre | Welcome To This Sophisticated Three-Storey Executive Townhome In Highly Sought-After Parkdale, Where Refined Inner-City Living Meets An Exceptional Walk-&-Cycle Lifestyle. Ideally Positioned Steps To The Bow River Pathway Network, Foothills Medical Centre, Alberta Children's Hospital, University Of Calgary, & Downtown Calgary | A Home Well Suited To Healthcare Professionals, Academics, Executives, & Anyone Seeking A Connected Northwest Location | Parkdale Sits Along The North Bank Of The Bow River, With Direct Access To The City's Extensive Pathway System & Convenient Downtown Connections | A Spacious Foyer Introduces The Home & Leads Into The Open-Concept Main Level | Bright Living, Dining, & Kitchen Areas Are Designed For Both Everyday Comfort & Relaxed Entertaining, With Seamless Sightlines Throughout | Well-Appointed Kitchen Features Granite Countertops, A Gas Range, & Generous Peninsula With Ample Workspace & Seating | The Second Level Offers Two Comfortable Bedrooms Joined By A Five-Piece Jack-&-Jill Bathroom—An Ideal Arrangement For Family, Guests, A Home Office, Or Professional Roommates | The Entire Third Floor Is Dedicated To A Private Primary Retreat, Complete With A Fireplace, Walk-In Closet, & Five-Piece Ensuite, Creating A Quiet, Luxurious Space Separated From The Home's Main Living Areas | Flexible Lower Level Which Is Fully Developed Adds Valuable Versatility, Featuring A Three-Piece Bathroom & Adaptable Space For A Home Theatre, Fitness Area, Media Lounge, Games Room, Or Conversation Space | Whether Hosting Friends After A Ride Along The River Or Enjoying A Quiet Evening At Home, This Additional

Living Area Gives You Room To Tailor The Home To Your Lifestyle | A Shared Four-Car Detached Garage Includes One Assigned Parking Stall | A Rare Opportunity To Own A Thoughtfully Designed Home In One Of Calgary's Most Desirable Inner-City Communities—Combining Executive Comfort, Flexible Living Space, & A Truly Connected, Walkable & Bikeable Location.