



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 529 34 Street NW
Calgary, Alberta

MLS # A2238398



\$599,000

Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wardrobe in master bedroom		

Situated on a picturesque tree-lined street which forms a canopy in the coveted community of Parkdale, this custom-built upgraded townhome offers an exquisite blend of comfort, sophistication, and modern design. Just steps away from the scenic river and within walking distance to Foothills Hospital and UofC, this property perfectly balances urban accessibility with tranquil living. As you step inside, you'll be captivated by the elegant craftsmanship that defines the home. The soaring 9-foot ceilings, newly refinished walnut hardwood flooring with a matte finish, and stylish lighting create an atmosphere of understated luxury. The open-concept main floor is a showcase of thoughtful design, where the spacious kitchen stands as the centerpiece. With ample maple cabinetry in a soft off-white tone, granite countertops, a tiled backsplash, and a versatile eat-up island, the kitchen combines functionality with aesthetic appeal. Recent upgrades, including a stainless steel gas range and other premium appliances, add a touch of modern convenience. Adjacent to the kitchen, the dining area, bathed in morning light from custom East-facing windows, flows effortlessly into the living room which boasts a striking gas feature fireplace with a surround and draws the eye, while the connection to a private patio invites you outdoors to relax under a mature silk lilac tree. The exposed aggregate patio, which includes a convenient gas line for grilling, offers the perfect retreat to savor the warm evening sun. The newly installed elegant walnut and black spindle staircase leads to the upper level, where two thoughtfully designed master bedrooms await. The first master features vaulted ceilings and a large window overlooking the patio, complete with a charming window seat that doubles as storage. A walk-in closet complements the luxurious renovated ensuite, which showcases a spacious vanity,

a stylish tiled walk-in shower, and a relaxing air-jetted soaker tub. The second master bedroom offers an additional ensuite bathroom with its own walk-in steam shower, providing a perfect respite at the end of the day. Convenience is heightened with a dedicated laundry space on this floor, featuring brand-new appliances. The finished basement extends the living space, comprising a large recreation room with a custom-built wall unit, ideal for entertainment and a home office setup. There is a half bathroom, located next to a spacious storage room that provides flexibility, with the potential to transform this space into a full bathroom to suit your needs. Living in Parkdale offers a truly exceptional lifestyle. Indulge in the charm of boutique shops, local favorites like The Lazy Loaf and Kettle or Licks Ice Cream, and the variety of dining options the area has to offer. Enjoy the proximity to downtown Calgary, Prince's Island Park, and the vibrant Kensington district, all less than a 10-minute drive away.