



GRASSROOTS
REALTY GROUP

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517 34A Street NW
Calgary, Alberta

MLS # A2248361



\$1,175,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,923 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement suite appliances: fridge, stove, microwave/hoodfan, dishwasher		

Here in the exclusive inner city community of Parkdale is this incredible custom-crafted home just waiting for you to make it your very own. This stunning brand new semi-detached two storey is fully-loaded & dressed to the nines, & features upgraded engineered hardwood & vinyl plank flooring, designer kitchen with JennAir appliances, exquisite quartz countertops throughout, a total of 5 bedrooms & 3.5 bathrooms plus legal basement suite with separate entrance. Offering over 2600sqft of stylish luxury living, you will love every inch of your new home, which boasts an amazing open concept main floor design with soaring 10ft ceilings & an expanse of windows, sun-lit dining room complemented by feature wall with accent lighting & formal living room with sleek contemporary fireplace & picture windows offering views of your backyard. The showpiece chef's kitchen is a sensational space with its 2-toned cabinetry with soft-close drawers & doors, oversized centre island with farmhouse sink, built-in desk with bar fridge & full JennAir appliance package including gas stove/convection oven & fridge/freezer. Upstairs is where you'll find 3 wonderful bedrooms & 2 full bathrooms, highlighted by the outstanding owners' retreat with vaulted ceilings & large walk-in closet with built-ins, huge picture windows & spa-inspired ensuite with glistening heated tile floors & free-standing tub, quartz-topped double vanities & glass shower with full tile surround. Two additional bedrooms, another full bathroom with quartz counters & dedicated laundry room with built-in cabinets & sink complete the 2nd floor. The fully legal basement suite – with its own separate entrance & vinyl plank floors, is beautifully finished with a rec room & eat-in kitchen with Samsung stainless steel appliances, 2 bright bedrooms, full bathroom & laundry hook-ups. Additional features & extras

include the main floor mudroom with built-in cabinets & lockers, built-in ceiling speakers on all 3 levels, upgraded lighting, custom
"hidden" white oak closet in the foyer, fenced backyard with aggregate patio & gas BBQ line, detached 2 car garage with
220V wiring & rough-ins for central air, central vacuum system, security & radon. A truly phenomenal home just steps to the Parkdale
Community Centre & Gardens, walking distance to Bow River pathway system, only a few short blocks to the Foothills Medical Centre &
schools, & only minutes to the University of Calgary & major retail centers (incl Market Mall, University District, Brentwood & North Hill),
popular parks (incl Edworthy, Shouldice & Karl Baker Off-Leash), transit & downtown.