



GRASSROOTS
REALTY GROUP

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732 34 Street NW
Calgary, Alberta

MLS # A2248889



\$885,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: NA

Welcome to Parkdale, one of Calgary's most coveted inner-city neighbourhoods! This beautifully maintained home sits directly across from Parkdale's community park. Offering over 2,600 sq.ft. of developed living space, air conditioning, 4 Bedrooms and 3.5 Baths, it combines timeless style with unbeatable location and plenty of character. The kitchen is as functional as it is stylish, featuring ceiling-height cabinetry, a large granite island with breakfast bar, walk-in pantry and stainless-steel appliances. The open floor plan on the main floor offers a welcoming retreat with a cozy gas fireplace, custom built-ins, hardwood floors throughout and a wall of windows framing the sunny views of your low maintenance backyard. The curved staircase leads to the upper level, where you'll find an unbeatable primary suite with walk-in closet and a 5-piece ensuite. Secondary bedrooms are well sized, each with custom closet organizers. A 4pc bathroom and your convenient laundry with storage complete this well thought-out level. The developed basement adds a perfect living space, built-in bookcases, a spare bedroom or dedicated gym area with a huge closet, a 3pc bathroom and ample storage throughout finish this lower level. This property delivers both tranquility and convenience. You're just minutes to downtown Calgary, the Foothills Hospital, UofC, the Bow River pathways and cafes. Quick access to major routes paired with it being nestled on a quiet street and directly across from a park and playground makes this property a perfect place to call home.