

\$1,249,900 - 517 34a Street Nw, Calgary

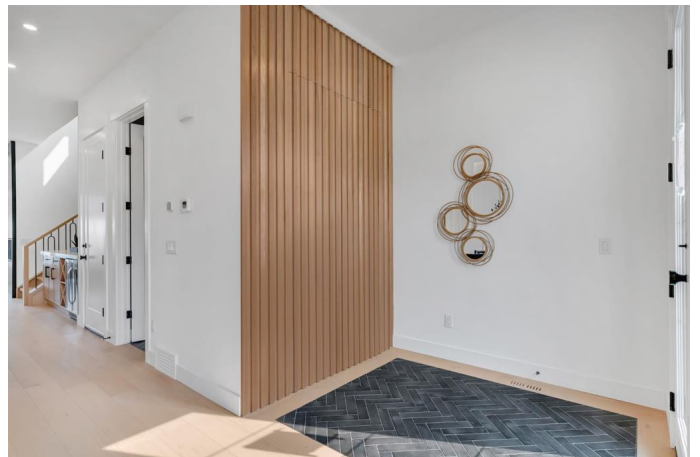
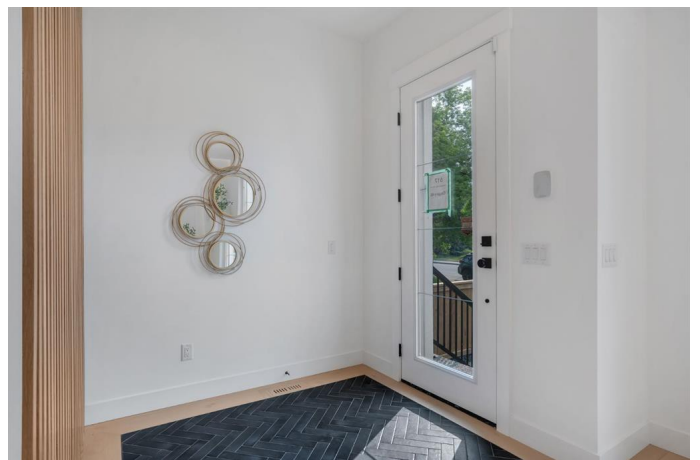
MLS® #A2230492

\$1,249,900

5 Bedroom, 4.00 Bathroom, 1,932 sqft
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Discover this impeccably designed, fully landscaped executive semi-detached farmhouse nestled in the highly desirable neighborhood of Parkdale. Offering over 2,790 square feet of thoughtfully curated living space, this 5-bedroom, 3.5-bathroom residence includes a legal 2-bedroom basement suite—ideal for guests or as an income-generating opportunity. From the moment you step inside, the quality of craftsmanship is evident. High-end finishes are featured throughout, including soaring ceilings, oversized windows, engineered hardwood floors, and custom feature walls. The home is enhanced by elegant touches such as exposed aggregate concrete, recessed and designer lighting, white oak and painted kitchen cabinetry, Jenn-Air appliances, quartz countertops, and custom built-in closets. The main level impresses with its 10-foot ceilings and a welcoming tiled foyer complete with a hidden white oak closet. The open-concept layout flows seamlessly from a spacious front dining area, perfect for entertaining, into a chef-inspired kitchen designed for both functionality and style. The kitchen offers an abundance of storage, built-in ceiling speakers, a Jenn-Air appliance package that includes a built-in fridge/freezer and gas range, a striking custom range hood, a farmhouse-style sink, and a large island with additional seating. A charming breakfast nook adds further convenience with extra cabinetry and a bar fridge. The living room is warm and



inviting with a gas fireplace finished in elegant tile and offers views of the private backyard. A thoughtfully designed mudroom with built-in bench and storage provides access to the rear yard, while a stylish 2-piece powder room completes the main floor. Upstairs, the second level hosts three generously sized bedrooms, a full laundry room, and two well-appointed bathrooms. The primary suite is a luxurious retreat featuring vaulted ceilings, a custom walk-in closet, and a serene 5-piece ensuite complete with dual vanities, a deep soaker tub, and a custom-tiled walk-in shower. The two additional bedrooms are spacious, each with ample closet space, and share a contemporary 4-piece bathroom. The laundry room offers practicality and design with a built-in sink, custom cabinetry, and a classic subway tile backsplash. The legal basement suite has its own private entrance and provides a bright and spacious living area with luxury vinyl plank flooring, a full kitchen equipped with stainless steel Samsung appliances including a dishwasher, two sizable bedrooms, and a 4-piece bathroom. Whether used for family, guests, or as a rental unit, it adds exceptional value and flexibility to the home. The home is roughed in with a central vac, security system, and CCTV cameras. This exceptional property seamlessly blends modern luxury with timeless farmhouse charm in one of Calgary's most sought-after communities.

Built in 2025

Essential Information

| | |
|------------|-------------|
| MLS® # | A2230492 |
| Price | \$1,249,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,932 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 517 34a Street Nw |
| Subdivision | Parkdale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N2Y6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Bar Fridge, Dishwasher, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Built-In Refrigerator, Built-In Freezer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Decorative |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
|-------------------|----------------------------|

| | |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Siding, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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