

\$885,000 - 732 34 Street Nw, Calgary

MLS® #A2248889

\$885,000

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

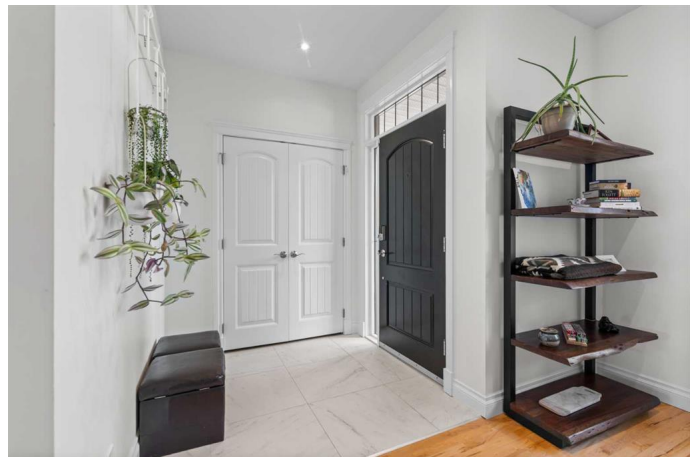
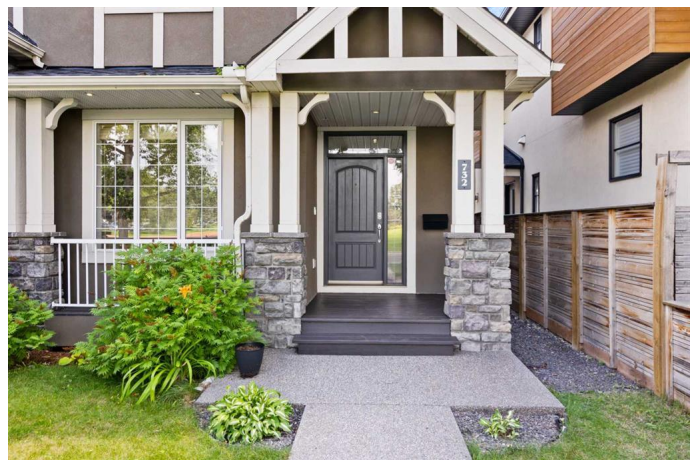
Welcome to Parkdale, one of Calgary's most coveted inner-city neighbourhoods! This beautifully maintained home sits directly across from Parkdale's community park. Offering over 2,600 sq.ft. of developed living space, air conditioning, 4 Bedrooms and 3.5 Baths, it combines timeless style with unbeatable 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.

Built in 2006

Essential Information

MLS® #	A2248889
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,848
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	732 34 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior 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)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.