

# \$585,000 - 2, 529 34 Street Nw, Calgary

MLS® #A2214006

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,257 sqft  
Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Move-In Ready Townhouse in Sought-After Parkdale | Over 1,800 Sq Ft | 3 Bed, 3 Bath. Welcome to your new home in the heart of Parkdale – one of Calgary’s most desirable inner-city communities. This spacious and stylish 3-bedroom, 3-bathroom townhouse offers over 1,800 sq ft of fully developed living space and is ready for immediate possession.

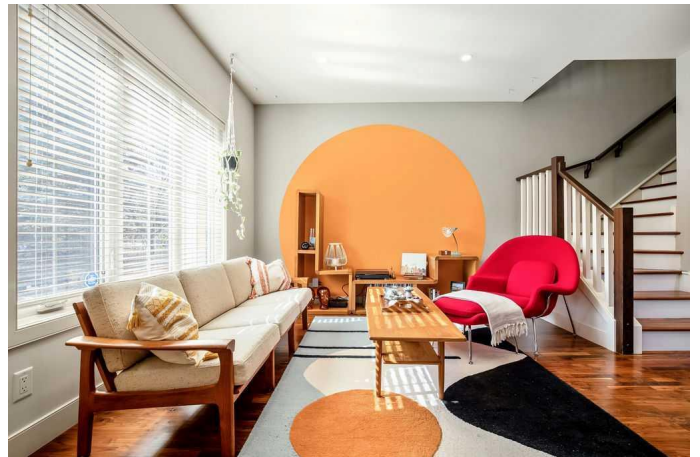
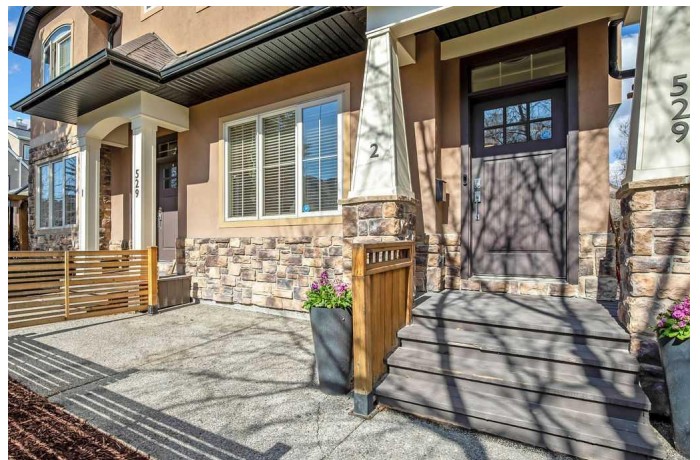
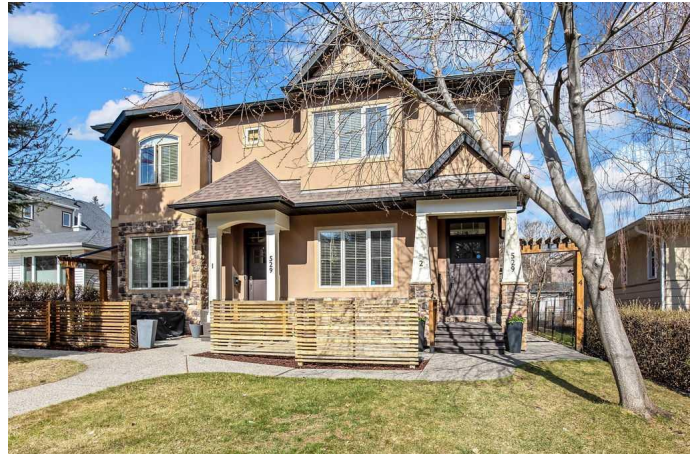
Step inside to an inviting open-concept main floor filled with natural light. The modern kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and plenty of cabinetry – perfect for both home cooks and entertainers. Hardwood floors and a three-sided gas fireplace add warmth and character to the main living area.

Upstairs, you’ll find two generous bedrooms, a convenient laundry area, and a luxurious 5-piece bathroom with a glass shower and deep soaker tub. The primary suite features vaulted ceilings and a walk-in closet, offering a private retreat.

The fully finished basement includes a third bedroom, full bathroom, and a cozy family/media room with slot for projector screen – ideal for movie nights, a home gym, or guest accommodations.

Additional highlights include:

Detached garage, Low-maintenance



landscaping, Front patio perfect for BBQs, Built-in speakers, upgraded lighting, and central vacuum.

Located just 3 blocks from the Bow River Pathway, you'll enjoy easy access to outdoor recreation and be within walking distance of, Foothills Hospital & Tom Baker Centre, University of Calgary, Alberta Children's Hospital, Kensington, Market Mall & University District. Parkdale also features a brand-new community sports facility with a skating rink, sports court, playground, community garden, and baseball diamonds all just steps from your door. Whether you're a professional, growing family, or savvy investor, this home checks every box. Don't miss your chance to own in one of Calgary's top-rated inner-city neighbourhoods. Book your showing today!

Built in 2004

### Essential Information

MLS® #	A2214006
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 529 34 Street Nw
Subdivision	Parkdale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2X8

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Single Garage Detached, Stall
# of Garages	1

### Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	16
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.