

# \$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.

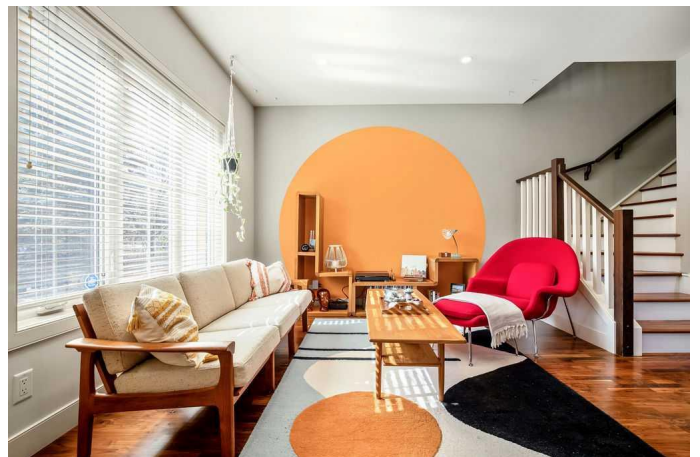
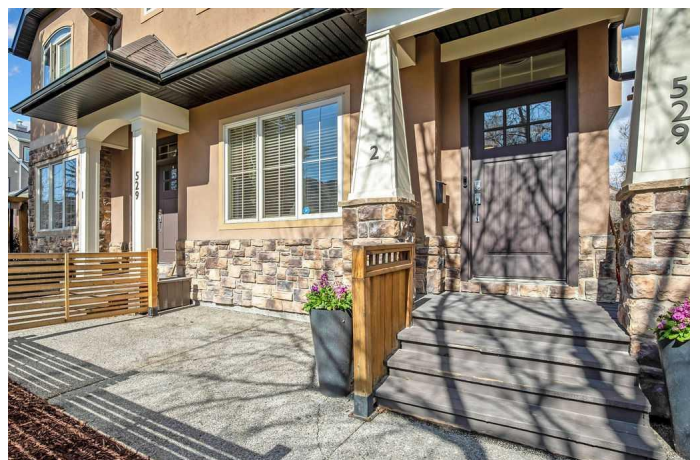
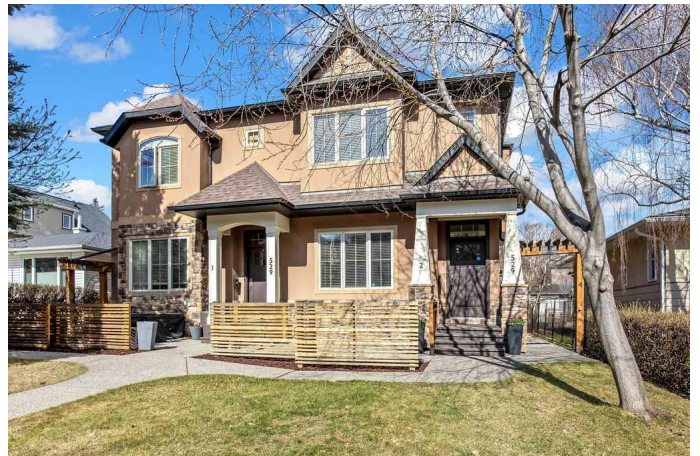
Step inside to an inviting open-concept main floor filled with natural light. The modern kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and plenty of cabinetry – perfect for both home cooks and entertainers. Hardwood floors and a three-sided gas fireplace add warmth 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, youâ€™ll enjoy easy access to outdoor recreation and be within walking distance of, Foothills Hospital & Tom Baker Centre, University of Calgary, Alberta Childrenâ€™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 â€” 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 | 7                |
| Zoning         | M-C1             |

### Listing Details

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

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