

# \$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.

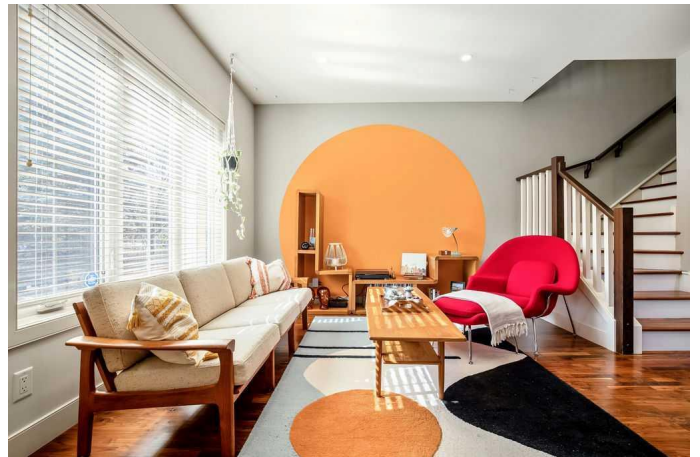
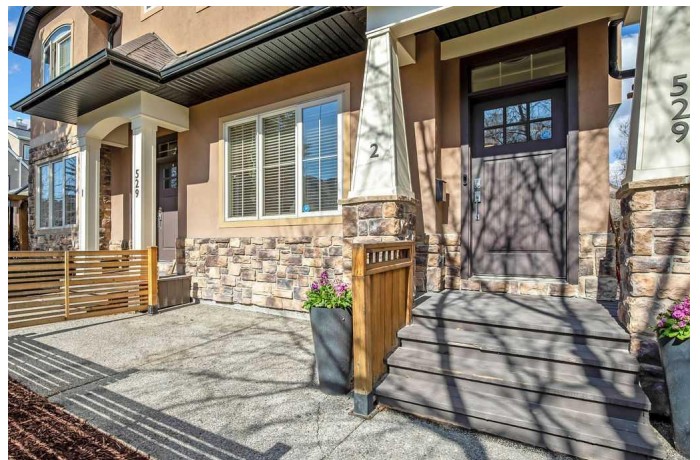
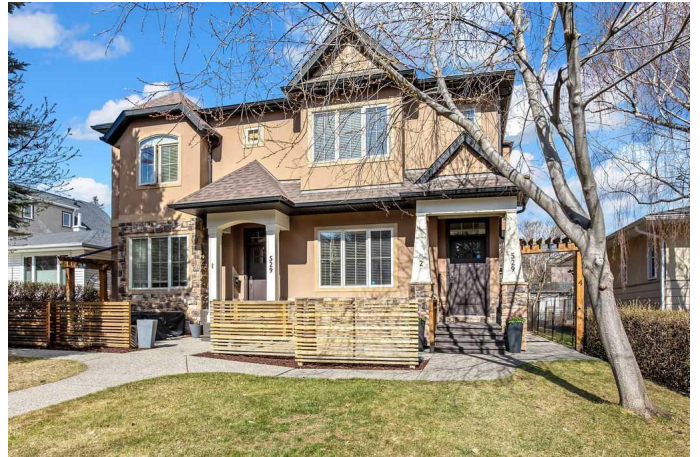
Step inside to an inviting open-concept main floor filled with natural light. The modern kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and plenty of cabinetry – perfect for both home cooks and entertainers. Hardwood floors and a three-sided gas fireplace add warmth 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	14
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
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