



THE A-TEAM

RE/MAX FIRST

537 34A Street, Calgary T2N 2Y6

MLS®#: A2152702 Area: Parkdale Listing 07/26/24 List Price: \$1,499,000
Status: Active County: Calgary Change: -\$40k, 11-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2012
Lot Information
Lot Sz Ar: 3,659 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,472
Low Sqft:
Ttl Sqft: 2,472

DOM
54
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Close to Clubhouse, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Level, Street Lighting, See Remarks
Park Feat: Double Garage Attached, Heated Garage, Insulated, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: Private Yard
Construction: Stone, Stucco
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Built-In Gas Range, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Conditioner, Wine Refrigerator
Int Feat: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen With Eating Area, 3pc Bathroom, Bedroom, and Dining Room with their respective levels and dimensions.

<b>Laundry</b>	<b>Second</b>	<b>13`1" x 4`8"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`11" x 5`0"</b>
<b>Other</b>	<b>Lower</b>	<b>11`2" x 3`11"</b>	<b>Media Room</b>	<b>Lower</b>	<b>19`8" x 27`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>19`9" x 11`4"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`11" x 6`8"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **0612376**

Remarks

Pub Rmks: **YOUR NEW DREAM HOME ... In the heart of Parkdale, imagine a home that not only embraces the vibrancy of urban life but also offers a serene retreat, perfectly positioned just one block from the shimmering river and winding pathways. This is more than a residence; it's a bespoke haven that has been cherished by its original owners and is now ready to welcome a new family into its embrace. Picture yourself stepping into this stunning custom-designed masterpiece, set on an oversized 30 x 120 foot flat lot. The exterior is a testament to timeless elegance and modern convenience. As you cross the threshold, you are greeted by an expanse of 10-foot ceilings. The coffered ceiling in the living room adds a layer of grandeur, while the breathtaking open-tread curved staircase, flanked by custom glass display cabinets, draws your eyes upward in awe. The heart of this home is its chef's kitchen—a culinary paradise equipped with a professional-grade appliance package. Envision creating gourmet meals on the Capital 5-burner gas stove with an integrated wok, or preparing delightful appetizers in the butler's pantry. The solid wood cabinetry, with its meticulous dove-tailed finishing, speaks of unparalleled craftsmanship and attention to detail. Venture outside to the private backyard, a tranquil retreat featuring an exposed patio with a gas BBQ hookup—perfect for summer gatherings and leisurely evenings. The oversized double garage, drywalled and heated with its own 100 amp electric panel, is not only spacious but also high enough to accommodate a car lift, showcasing both functionality and innovation. Ascend to the upper floor, where 9-foot ceilings create a spacious, airy feel. The bonus room offers endless possibilities for relaxation or play. Two generous bedrooms, each adorned with custom wardrobes and built-in desks, provide comfort and versatility. The master retreat is a true sanctuary, with a spa-like en suite featuring heated floors, a drop-in whirlpool and air combination soaker tub, and an oversized custom shower with a rain head, body sprays, and a hand-held feature. Natural light pours in through a skylight, illuminating the walk-in closet with its solid wood built-ins. The lower level is a realm of entertainment. A fourth bedroom and a 4-piece bathroom offer additional privacy for guests or family members. The expansive home theater room, projector-ready and complete with a wet bar & heated floors, promises countless nights of cinematic enjoyment. A dedicated storage and utility room ensures that every need is met with ease. Beyond the opulent finishes and thoughtful design, this home features rare details that elevate its luxury. Silent floor joists with dampening material and sound insulation between master bedroom walls ensure tranquility. Upgraded spray foam insulation enhances energy efficiency and comfort throughout the house. Your dream home awaits—an unparalleled blend of luxury, functionality, and location. It's not just a house; it's a lifestyle!**

Inclusions: **na**  
 Property Listed By: **MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









