



THE
A-TEAM

**RE/MAX
FIRST**

528 34 Street #2, Calgary T2N 2X7

MLS®#: **A2172398**

Area: **Parkdale**

Listing Date: **10/10/24**

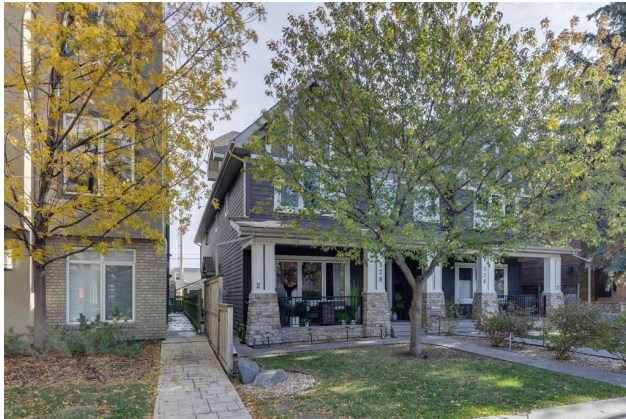
List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,756**
Low Sqft:
Ttl Sqft: **1,756**

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Single Garage Detached,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`0" x 9`4"
Living Room	Main	14`7" x 11`10"
Loft	Upper	31`5" x 20`0"
Other	Basement	8`6" x 7`5"
Bedroom - Primary	Upper	14`2" x 10`10"
2pc Bathroom	Main	6`6" x 5`1"

Room	Level	Dimensions
Dining Room	Main	10`8" x 9`9"
Foyer	Main	7`0" x 5`5"
Laundry	Upper	4`11" x 4`7"
Family Room	Basement	20`7" x 11`3"
Bedroom	Upper	11`7" x 8`11"
4pc Bathroom	Upper	8`11" x 4`11"

5pc Ensuite bath

Upper

9`11" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0610211**

Remarks

Pub Rmks: **An exceptional opportunity awaits in the highly sought-after community of Parkdale! Just 1.5 blocks from the picturesque Bow River path system and only half a block from a playground, park, and outdoor accessible skating rink, this location is unbeatable. You'll love the convenience of walking to the Foothills Hospital, the Children's Hospital, the University of Calgary, and nearby shops and restaurants. This spacious fourplex unit offers over 2,200 sq ft of bright and open living space. The main floor boasts an updated kitchen with sleek quartz countertops and stainless steel appliances, seamlessly connecting to the living and dining areas, which open onto a large deck—ideal for entertaining guests. On the second level, both bedrooms feature ensuite baths, with the primary offering a luxurious deep soaker tub and a double sink vanity. The convenience continues with laundry facilities on this level. The versatile third-floor loft can serve as a 3rd bedroom, home office, TV area, or all three, with built-in wardrobes providing ample storage. The fully developed basement is perfect for entertaining, complete with a bar area and a home theatre setup, including a projector and screen. There's also a rough-in for an additional bathroom if desired. Additional highlights include a gas line on the deck, titled parking, central A/C, and so much more. Don't miss out—book your showing today!**

Inclusions: **TV Mount in Loft, TV and Mount in Primary Bedroom, Projector and Screen in Basement, Wine Fridge (AS-IS), Pergola on Deck, Wardrobes and Dresser in Loft**
Property Listed By: **Real Broker**

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











