



## 528 34 Street Calgary Alberta

\$625,000

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! (id:6769)

Other 8.50 Ft x 7.42 Ft

Family room 20.58 Ft x 11.25 Ft

Kitchen 15.00 Ft x 9.33 Ft

Dining room 10.67 Ft x 9.75 Ft

Living room 14.58 Ft x 11.83 Ft

Foyer 7.00 Ft x 5.42 Ft

2pc Bathroom 6.50 Ft x 5.08 Ft

Loft 31.42 Ft x 20.00 Ft

Laundry room 4.92 Ft x 4.58 Ft

Primary Bedroom 14.17 Ft x 10.83 Ft

Bedroom 11.58 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 9.92 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.bearspawrealestate.com/>



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**Mirror**

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