



## 539 34 Street Calgary Alberta

\$679,900

OPEN HOUSE SATURDAY, DEC 30th 1-3 PM - Just 3 Blocks to the Bow River - Immaculate Parkdale luxury townhome with nearly 1500 sf of air-conditioned living space plus a full basement. Occupied in 2015, this home has been well maintained and shows pride of ownership. Positioned on a larger lot, you'll love the curb appeal with the deeper setback, exposed aggregate sidewalks, stone trim and covered front porch/entry. Inside, you'll love the great layout with high ceilings, plenty of windows, engineered hardwood floors, contemporary palette and expansive living space - ideal for entertaining - with a gorgeous sparkling white ledgerstone feature wall/linear fireplace, large dining room and a chef-inspired kitchen with white shaker full-height cabinets, quartz counters, island, walk-in corner pantry and upgraded stainless appliances including built-ins and a new dishwasher. A convenient half bath and additional storage closet completes the main floor. Upstairs is a large primary bedroom with a big walk-in closet plus a luxurious ensuite with a deep soaker tub, tiled walk-in shower and vanity. Another generous sized bedroom with walk-in closet is separated by the main bathroom and a laundry closet with cabinets and a folding counter. The basement has bathroom plumbing rough-ins and is ready for your development ideas (3rd bedroom, gym/rec room/office). Plus there is a gas BBQ hook-up and space to add a patio or deck (subject to board approval) and secure parking in the single detached garage, plus additional parking for guests/deliveries and on-street parking readily available. The location is hard to beat - only 3 blocks from the Bow river parks and pathways, 1 block from the Lazy Loaf Cafe and other merchants in Parkdale plaza, and across the street from the Parkdale community centre, playground/park, community accessible outdoor arena and tennis/pickleball courts....

Primary Bedroom 14.83 Ft x 14.08 Ft

Bedroom 11.50 Ft x 12.25 Ft

4pc Bathroom 5.75 Ft x 13.75 Ft

4pc Bathroom 11.75 Ft x 4.92 Ft

Laundry room Measurements not available

Other 6.42 Ft x 8.42 Ft

Living room 18.00 Ft x 17.42 Ft

Dining room 15.17 Ft x 10.33 Ft

Kitchen 15.17 Ft x 12.33 Ft

2pc Bathroom 4.83 Ft x 5.25 Ft

Listing Presented By:



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