

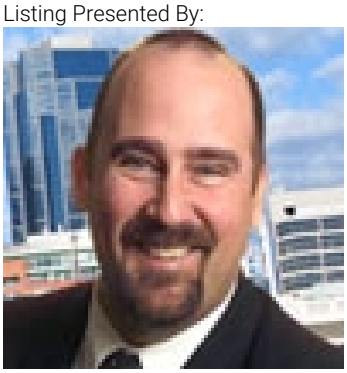
144 34A Street Calgary Alberta

$825,000

Nestled in the desirable NW Calgary community of Parkdale, this charming cabin-inspired 1 1/2 -storey detached home offers an exceptional opportunity to renovate, personalize, and create your dream home. Situated on an expansive 7,363 sq. ft. corner lot, the property is surrounded by mature trees that provide privacy, character, and plenty of outdoor appeal. The home features hail-resistant Hardie board siding and a metal roof, offering long-term exterior durability. Inside, the main floor offers a spacious living room, a four-piece bathroom, and a bedroom. The kitchen is filled with natural light from vaulted ceilings and skylights, creating a bright and inviting space. Upstairs, you'll find two additional bedrooms, a versatile office area, and convenient upper-level laundry. The lower level features an illegal secondary suite with a bright living room, fireplace, kitchenette, four-piece bathroom, and two additional bedrooms. Please note that the basement bedroom windows do not meet legal egress requirements. A separate exterior entrance provides additional flexibility and potential for a variety of living arrangements. Outside, enjoy the stamped concrete patio, mature landscaping, and additional parking pad beside the home. The oversized double detached garage is a standout feature, offering ample room for two large vehicles, an expansive workshop area, three overhead doors--including a convenient drive-through door--fully heated, plus a gas fireplace, 220V wiring, and built-in speakers. Whether you're a hobbyist, mechanic, or simply need exceptional storage and workspace, this garage offers incredible versatility. The location is hard to beat! Just one block from the Bow River and its extensive pathway system, and close to schools, shopping, parks, and playgrounds, this property offers an outstanding opportunity to enjoy everything Parkdale has to offer. Whether...

Bedroom 10.42 Ft x 11.92 Ft
Bedroom 9.67 Ft x 9.92 Ft
Other 8.33 Ft x 8.67 Ft
Living room 11.00 Ft x 17.58 Ft
4pc Bathroom 6.50 Ft x 7.83 Ft
Eat in kitchen 19.67 Ft x 13.50 Ft
Living room 19.33 Ft x 15.83 Ft
Bedroom 10.33 Ft x 10.25 Ft
4pc Bathroom 10.33 Ft x 7.83 Ft
Bedroom 9.42 Ft x 9.42 Ft
Primary Bedroom 10.25 Ft x 14.00 Ft

Listing Presented By:



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