



517 34A Street Calgary Alberta

\$1,049,000

Here's a polished, refined rewording that keeps the luxury tone while improving flow and clarity:--Located in the highly sought-after inner-city community of Parkdale, this exceptional custom-built home offers a rare opportunity to own a truly remarkable residence. This brand-new, semi-detached two-storey home is impeccably finished and thoughtfully designed, featuring upgraded engineered hardwood and vinyl plank flooring, a designer kitchen with premium JennAir appliances, elegant quartz countertops throughout, and a total of five bedrooms and 3.5 bathrooms--including a fully legal basement suite with a private entrance. With over 2,600 sq. ft. of beautifully curated living space, every detail has been carefully considered to deliver elevated modern living. The open-concept main floor is highlighted by soaring 10-foot ceilings and expansive windows that flood the space with natural light. A bright dining area with a striking feature wall and accent lighting flows seamlessly into the formal living room, complete with a sleek contemporary fireplace and large picture windows overlooking the backyard. The show-stopping chef's kitchen impresses with two-tone cabinetry, soft-close drawers and doors, an oversized island with farmhouse sink, built-in desk with bar fridge, and a full JennAir appliance package including a gas range with convection oven and refrigerator/freezer. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, anchored by the luxurious owner's retreat featuring vaulted ceilings, expansive windows, a custom walk-in closet with built-ins, and a spa-inspired ensuite with heated tile floors, freestanding soaker tub, quartz-topped dual vanities, and a glass-enclosed shower with full tile surround. Two additional bedrooms, a full bathroom with quartz counters, and a dedicated laundry room with built-in cabinetry and sink complete the up...

Bedroom 10.33 Ft x 11.92 Ft

Family room 15.75 Ft x 13.58 Ft

Kitchen 2.08 Ft x 12.25 Ft

Laundry room 5.58 Ft x 2.83 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Bedroom 10.17 Ft x 13.83 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

Other 4.33 Ft x 9.92 Ft

Primary Bedroom 13.25 Ft x 13.92 Ft

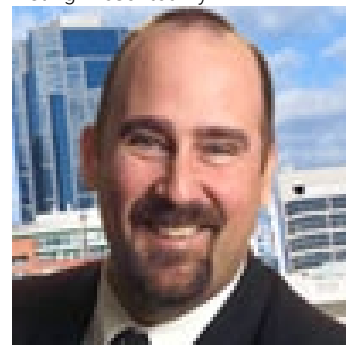
5pc Bathroom 15.17 Ft x 8.08 Ft

Other 6.17 Ft x 9.42 Ft

Laundry room 10.25 Ft x 5.67 Ft

a

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 7.17 Ft x 6.75 Ft

Dining room 13.25 Ft x 14.25 Ft

Kitchen 13.75 Ft x 15.92 Ft

Living room 13.25 Ft x 14.58 Ft

Bedroom 11.25 Ft x 11.42 Ft

4pc Bathroom 4.92 Ft x 10.17 Ft

Bedroom 10.08 Ft x 10.17 Ft