



520 34A Street Calgary Alberta

\$1,450,000

Welcome to this impeccably crafted 3-storey duplex offering OVER 3,400+ SQFT of finished living space, built by the reputable ACE HOMES. With 6 BEDROOMS, 4.5 BATHROOMS, and a LEGAL SUITE with a private side entrance, this home is ideal for multigenerational families or those looking for a mortgage helper. The main floor invites you in with a generous foyer and features custom closets, a bench, and wall hooks for everyday convenience. Just off the entrance, a POCKET OFFICE provides a quiet workspace without sacrificing living area. The front-facing dining room enjoys natural light, while the chef-inspired kitchen sits at the heart of the home, boasting stainless steel appliances, built-in microwave and oven, a full pantry, and a large central island that's perfect for entertaining or everyday family meals. The rear living room, bathed in morning light thanks to its east-facing dual patio doors, exudes warmth with its built-in fireplace and cozy atmosphere, seamlessly connecting indoor and outdoor living. Upstairs on the second level, the primary bedroom is a peaceful retreat featuring a luxurious 5-piece ensuite with a freestanding tub, rain shower with bench, and full-height designer tiles--plus the option to install a steam feature for that spa experience at home. Two additional bedrooms with oversized windows, a full bathroom, and a convenient laundry room with washer, dryer, and sink complete this level. The third floor adds a unique layer of lifestyle flexibility with a SECOND MASTER bedroom connected to a Jack & Jill ensuite, plus a BONUS LOUNGE with WET BAR and access to a private BALCONY. Whether used as a guest suite, home office retreat, or entertainment zone, this top floor is a standout feature--offering separation, privacy, and stunning potential. The fully finished basement includes 2 additional bedrooms, a full bathroom, a SEPARATE LAUNDRY, and its o...

5pc Bathroom 15.42 Ft x 8.67 Ft
 Other 6.17 Ft x 9.25 Ft
 Laundry room 5.67 Ft x 9.25 Ft
 3pc Bathroom 5.00 Ft x 9.75 Ft
 Bedroom 15.17 Ft x 9.75 Ft
 Bedroom 11.42 Ft x 11.83 Ft
 Other 3.58 Ft x 4.50 Ft
 Primary Bedroom 12.50 Ft x 15.75 Ft
 Other 4.00 Ft x 7.58 Ft

Bonus Room 12.42 Ft x 13.58 Ft
 Bedroom 10.00 Ft x 12.83 Ft
 Other 6.00 Ft x 5.58 Ft
 3pc Bathroom 8.25 Ft x 5.58 Ft
 Eat in kitchen 11.33 Ft x 8.00 Ft
 Living room 10.08 Ft x 15.17 Ft
 Bedroom 10.00 Ft x 12.83 Ft
 Dining room 11.58 Ft x 13.08 Ft
 Foyer 7.00 Ft x 7.00 Ft

Listing Presented By:



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