



523 34 Street Calgary Alberta

\$598,895

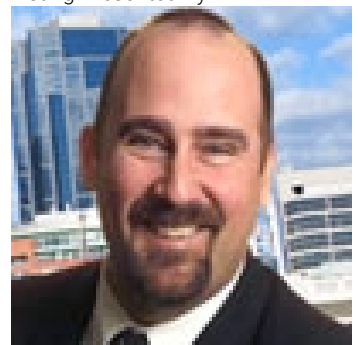
1, 523 34 Street NW | Steps To Bow River Pathways | 14 Minutes To Foothills Medical Centre | Welcome To This Sophisticated Three-Storey Executive Townhome In Highly Sought-After Parkdale, Where Refined Inner-City Living Meets An Exceptional Walk-&Cycle Lifestyle. Ideally Positioned Steps To The Bow River Pathway Network, Foothills Medical Centre, Alberta Children's Hospital, University Of Calgary, & Downtown Calgary | A Home Well Suited To Healthcare Professionals, Academics, Executives, & Anyone Seeking A Connected Northwest Location | Parkdale Sits Along The North Bank Of The Bow River, With Direct Access To The City's Extensive Pathway System & Convenient Downtown Connections | A Spacious Foyer Introduces The Home & Leads Into The Open-Concept Main Level | Bright Living, Dining, & Kitchen Areas Are Designed For Both Everyday Comfort & Relaxed Entertaining, With Seamless Sightlines Throughout | Well-Appointed Kitchen Features Granite Countertops, A Gas Range, & Generous Peninsula With Ample Workspace & Seating | The Second Level Offers Two Comfortable Bedrooms Joined By A Five-Piece Jack-&-Jill Bathroom--An Ideal Arrangement For Family, Guests, A Home Office, Or Professional Roommates | The Entire Third Floor Is Dedicated To A Private Primary Retreat, Complete With A Fireplace, Walk-In Closet, & Five-Piece Ensuite, Creating A Quiet, Luxurious Space Separated From The Home's Main Living Areas | Flexible Lower Level Which Is Fully Developed Adds Valuable Versatility, Featuring A Three-Piece Bathroom & Adaptable Space For A Home Theatre, Fitness Area, Media Lounge, Games Room, Or Conversation Space | Whether Hosting Friends After A Ride Along The River Or Enjoying A Quiet Evening At Home, This Additional Living Area Gives You Room To Tailor The Home To Your Lifestyle | A Shared Four-Car Detached Garage Includes One Assigned Parking Stall | A Rare Opportunity To Own...

Bedroom 11.50 Ft x 9.83 Ft
 Bedroom 13.75 Ft x 12.83 Ft
 5pc Bathroom 10.25 Ft x 9.00 Ft
 Laundry room 8.00 Ft x 5.17 Ft
 Primary Bedroom 16.33 Ft x 16.00 Ft

Other 12.00 Ft x 10.33 Ft
 Furnace 12.33 Ft x 5.00 Ft
 3pc Bathroom 9.08 Ft x 4.83 Ft
 Living room 16.08 Ft x 12.42 Ft
 Kitchen 14.50 Ft x 9.08 Ft

a

Listing Presented By:



Originally Listed by:
 Real Broker

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

RE/MAX Realty Professionals

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

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

5pc Bathroom 15.83 Ft x 9.58 Ft

Dining room 14.50 Ft x 9.33 Ft

Other 8.25 Ft x 5.67 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Recreational, Games room 17.25 Ft x 8.25 Ft