

# \$1,499,000 - 112 34a Street Nw, Calgary

MLS® #A2215375

**\$1,499,000**

4 Bedroom, 5.00 Bathroom, 2,966 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

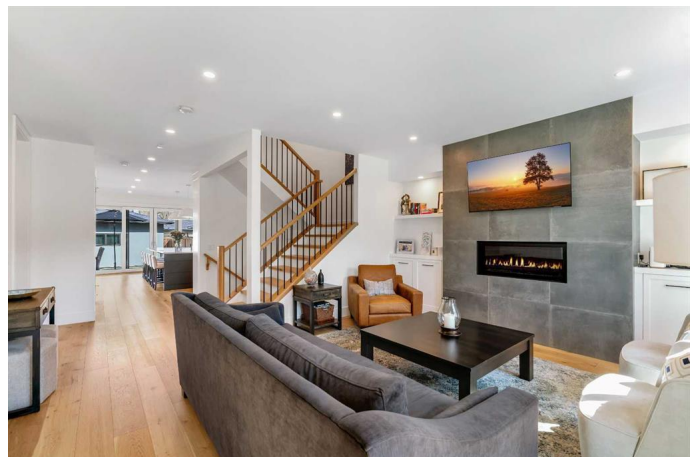
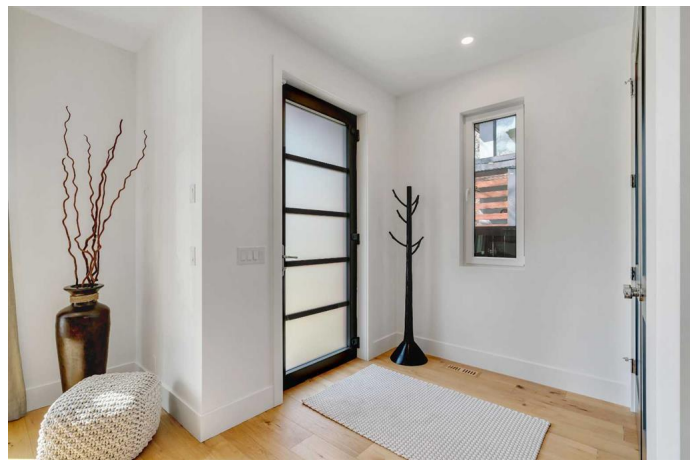
Located in Parkdale's sought-after Golden Triangle, 112 34A Street NW is a rare 3-storey semi-detached home offering nearly 4,000 sq ft of developed living space on a 30x120 lot, just steps from the Bow River.

Designed by Paul Lavoie Interior Design and built in 2018, this home features 5 bedrooms, 4.5 bathrooms, a private rooftop patio, and a full brick exterior that sets the tone before you even step inside.

Interior highlights include engineered white oak hardwood, solid-core doors, custom millwork, and a bright, open floor plan designed for real living. The chef's kitchen is anchored by an oversized island and outfitted with top-tier appliances: a Dacor 48" gas range top, Dacor double wall ovens, Dacor fridge and freezer, built-in microwave, dishwasher—all seamlessly integrated for a clean, elevated finish.

The primary suite features a spa-like ensuite with freestanding soaker tub, curbless shower, dual vanities, and a walk-in closet with built-in island. Upstairs also includes two additional large bedrooms, a spacious laundry room, and a well-appointed guest bath.

The third-floor loft is one of the home's standout spaces—featuring a private rooftop patio, full bathroom, fourth bedroom or office, and a built-in wet bar, making it an ideal



lounge, workspace, or guest retreat.

The fully developed basement includes hydronic heated floors, a large rec room with wet bar, fifth bedroom, and full bathroom.

Additional upgrades include central air conditioning, a Honeywell security system, underground sprinklers, and a rough-in for solar. Built with attention to detail: staggered 2x6 party wall, Roxul insulation, and closed-cell spray foam roofing for superior sound control and energy performance.

Finished with a detached double garage, this is a rare opportunity in one of Calgary’s most desirable inner-city communities. Walkable to Foothills Hospital, U of C, Bow River paths, and parks and just minutes to downtown.

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215375               |
| Price          | \$1,499,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,966                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 112 34a Street Nw |
| Subdivision | Parkdale          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2N2Y3  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Alley Access, Double Garage Detached, Paved |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)  |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Microwave, Range Hood, See Remarks, Washer/Dryer, Built-In Freezer |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Entrance, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Views, Flag Lot |
| Roof              | Membrane  |
| Construction      | Brick, Stucco   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | R-CG          |

### **Listing Details**

Listing Office

Charles

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