

# \$1,549,000 - 112 34a Street Nw, Calgary

MLS® #A2215375

**\$1,549,000**

4 Bedroom, 5.00 Bathroom, 2,966 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

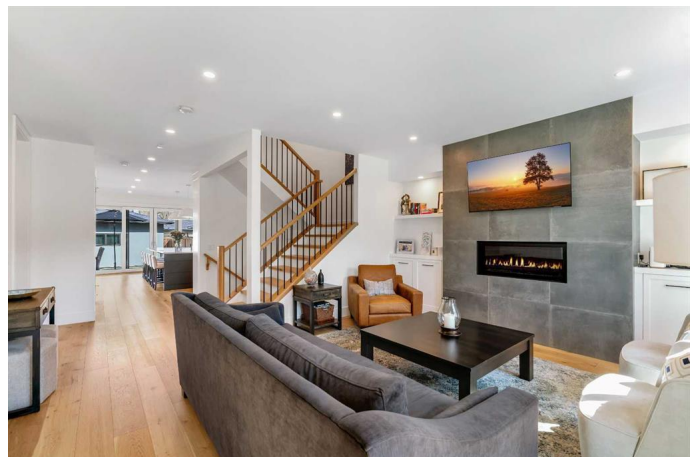
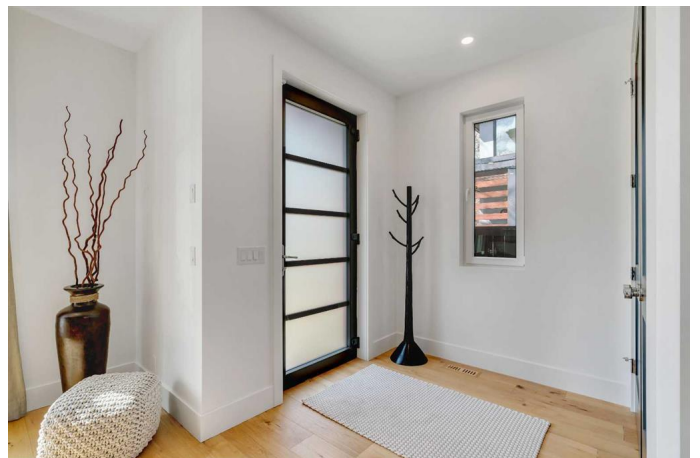
Located in Parkdale's sought-after Golden Triangle, 112 34A Street NW is a rare 3-storey semi-detached home offering nearly 4,000 sq ft of developed living space on a 30x120 lot, just steps from the Bow River.

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	\$1,549,000
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, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, See Remarks, Washer/Dryer, Built-In Freezer, Built-In Gas Range, Double Oven
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, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Views, Creek/River/Stream/Pond, Flag Lot
Roof	Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office

Charles

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