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

MLS® #A2215375

$1,549,000

4 Bedroom, 5.00 Bathroom, 2,966 sqft
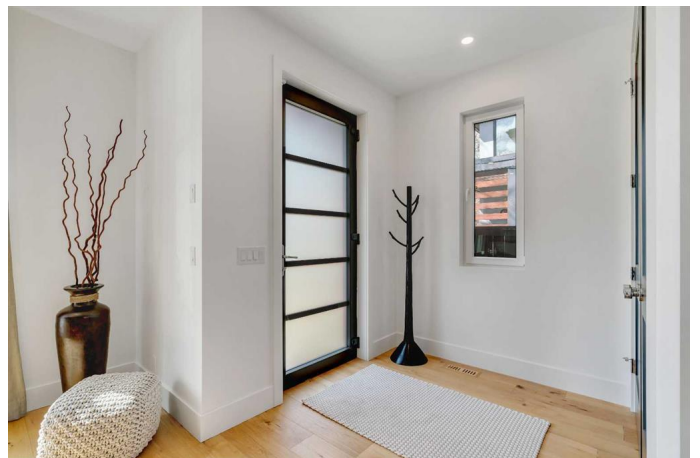Residential on 0.07 Acres

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	5
Zoning	R-CG

Listing Details

Listing Office   Charles