144 34A Street NW

Calgary | Active | MLS® A2358275

$825,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1954**	**1,123.4 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Nestled in the desirable NW Calgary community of Parkdale, this charming cabin-inspired 1½-storey detached home offers an exceptional opportunity to renovate, personalize, and create your dream home. Situated on an expansive 7,363 sq. ft. corner lot, the property is surrounded by mature trees that provide privacy, character, and plenty of outdoor appeal. The home features hail-resistant Hardie board siding and a metal roof, offering long-term exterior durability. Inside, the main floor offers a spacious living room, a four-piece bathroom, and a bedroom. The kitchen is filled with natural light from vaulted ceilings and skylights, creating a bright and inviting space. Upstairs, you'll find two additional bedrooms, a versatile office area, and convenient upper-level laundry. The lower level features an illegal secondary suite with a bright living room, fireplace, kitchenette, four-piece bathroom, and two additional bedrooms. Please note that the basement bedroom windows do not meet legal egress requirements. A separate exterior entrance provides additional flexibility and potential for a variety of living arrangements. Outside, enjoy the stamped concrete patio, mature landscaping, and additional parking pad beside the home. The oversized double detached garage is a standout feature, offering ample room for two large vehicles, an expansive workshop area, three overhead doors-including a convenient drive-through door-fully heated, plus a gas fireplace, 220V wiring, and built-in speakers. Whether you're a hobbyist, mechanic, or simply need exceptional storage and workspace, this garage offers incredible versatility. The location is hard to beat! Just one block from the Bow River and its extensive pathway system, and close to schools, shopping, parks, and playgrounds, this property offers an outstanding opportunity to enjoy everything Parkdale has to offer. Whether you're an investor, renovator, or buyer looking to create a home that reflects your own style, this property is full of potential. Bring your vision and unlock the possibilities in one of NW Calgary's most sought-after communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358275
Bedrooms	5
Bathrooms	2
Year Built	1954
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	1 and Half Storey
Total Living Area:	1,123.4 sq. ft.
Main Level Finished Area:	757.37 sq. ft.
Upper Level Finished Area:	366.03 sq. ft.
Below Grade Finished Area:	654.93 sq. ft.
Acreage:	No
Lot Area:	7,362 sq. ft.
Lot Frontage:	112'10"
Front Exposure:	West
Levels:	One and One Half
Total Rooms Above Grade:	5
Year built:	1954 (Age: 72)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2573GE
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame

Structure Type:	House
Roof:	Metal
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Drive Through, Garage Door Opener, Heated Garage, Insulated, Leased, Oversized, Parking Pad, Rear Drive, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Parkdale (Calgary)
Appliances:	See Remarks
Inclusions:	Workbenches, speakers & other items in the garage
Restrictions:	Encroachment
Main Floor	Eat in Kitchen · 19'8" × 13'6" ·
Main Floor	Living Room · 19'4" × 15'10" ·
Main Floor	Bedroom · 10'4" × 10'3" ·
Upper Level	Bedroom · 9'5" × 9'5" ·
Upper Level	Bedroom - Primary · 14' × 10'3" ·
Lower Level	Bedroom · 11'11" × 10'5" ·
Lower Level	Bedroom · 9'11" × 9'8" ·

Lower Level	Kitchenette · 8'8" × 8'4" ·
Lower Level	Living Room · 17'7" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Exterior Features:	Fire Pit, Private Yard, Rain Barrel/Cistern(s)
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/144-34a-street-nw-calgary-a2358275/

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