



6406 34 Avenue Calgary Alberta

\$588,800

Welcome to 6406 34 Avenue NW, a beautifully renovated home that perfectly blends modern comfort with an ideal location. This stunning property boasts a range of impressive updates and amenities, making it perfect for both families and those looking to capitalize on its potential as an income-generating Airbnb. When you first step inside the property, you are greeted with all new interior floors that elevate the home's aesthetic while providing a fresh and modern feel throughout. The heart of the home is undoubtedly the brand-new main floor kitchen. Featuring sleek stainless steel appliances, including a microwave hood fan and a dishwasher, this kitchen is a chef's dream. The space is designed for both functionality and style, making meal preparation a joy. On the main floor all new windows flood the living space with natural light, while a majority of downstairs windows have also been replaced, enhancing energy efficiency and overall comfort. The home's new roof, valued at \$13,000, provides peace of mind for years to come. All bathrooms in the home have been tastefully renovated, showcasing contemporary fixtures and finishes that create a spa-like atmosphere. Step into the backyard and be greeted by a brand-new concrete patio, perfect for summer barbecues or cozy evenings under the stars. The newly installed exposed aggregate sidewalk adds both charm and durability, guiding you effortlessly through the outdoor space. This meticulously designed outdoor area is ideal for entertaining guests or simply enjoying a peaceful afternoon. One of the standout features of this property is the illegal suite in the basement. This additional living space offers flexibility for guests or long-term renters, further enhancing the investment potential of the home. The homeowners have skillfully leveraged their investment by running the lower level as an Airbnb for the first three years, ...

4pc Bathroom 4.92 Ft x 7.92 Ft
 Bedroom 8.17 Ft x 12.75 Ft
 Bedroom 10.08 Ft x 12.67 Ft
 Kitchen 8.42 Ft x 10.17 Ft
 Recreational, Games room 10.17 Ft x 20.00 Ft
 Furnace 8.00 Ft x 9.50 Ft

4pc Bathroom 6.75 Ft x 7.75 Ft
 Bedroom 8.08 Ft x 12.33 Ft
 Dining room 10.25 Ft x 9.67 Ft
 Kitchen 8.67 Ft x 20.92 Ft
 Living room 10.25 Ft x 11.33 Ft
 Primary Bedroom 10.75 Ft x 13.33 Ft

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