



1832 34 Avenue 2 Calgary AB

\$775,000

OPEN HOUSE SAT OCT 13 2-4 Take your private elevator up to this rare 3 bed. 2.5 bath home. Wide plank hand scraped flooring flows throughout the beautiful, sunny, open concept upper floor. A generous granite island anchors the kitchen w/gas stove, wine fridge, stainless apps. & pantry adding even more storage space. The eating nook opens to the N. facing deck w/gas hook up. The Living room w/a cozy gas fireplace has a wall of windows & double sliding doors leading to the second S. facing deck w/outdoor gas fireplace. Upstairs you will find a huge master w/walk in closet, sky light, vaulted ceiling, ensuite w/steam shower & heated floor & the 3rd private S. facing deck. Two more beds & full bath w/travertine tile complete this level. Although its a treat have a heated attached garage w/built in shelving, leave your car at home & walk to restaurants, shopping & River Park in vibrant Marda Loop. This exceptional & upgraded home has A/C, vacuflow, hot water on demand & is wired for automaton/sound.

Bedroom 11'3" x 8'3"

Bedroom 9'11" x 10'9"

Master Bedroom 19'4" x 11'3"

Breakfast Nook 8'6" x 10'3"

Kitchen 15'1" x 9'

Living Room 24'10" x 19'3"

Dining Room 11'8" x 7'7"

Utility Room 7'6" x 6'10"

Other 6'5" x 6'4"



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