



1134 34 Street Calgary Alberta

\$525,000

Welcome to this charming bungalow perfectly situated on a quiet, family-friendly street, just 10 minutes from Downtown Calgary! Enjoy the convenience of being close to Telus Spark, the Calgary Zoo, 17th Avenue, Franklin LRT Station, and all levels of schools, playgrounds, and essential amenities. This well-kept home sits on a large 50 ft x 130.7 ft fenced lot with a back alley, offering plenty of space and privacy. The main floor features three bedrooms, hardwood flooring in the kitchen, and a front attached garage for added convenience. The finished basement offers a separate entrance, bathroom, a bedroom area, and a spacious living room -- perfect for additional family space or guests. You'll love the newer front deck with its sunny west exposure, ideal for relaxing and entertaining. Recent upgrades include a high-efficiency furnace and water tank, providing both comfort and peace of mind. Within walk distance to the Franklin LRT Station and a short 10 minute drive to downtown, this home is ideal for families and professionals seeking the perfect blend of inner-city living and suburban comfort. Don't miss out on this fantastic opportunity to own a great home in a sought-after neighborhood! (id:6769)

- 3pc Bathroom .00 Ft x .00 Ft
- Bedroom 14.08 Ft x 10.75 Ft
- Recreational, Games room 24.67 Ft x 10.92 Ft
- Laundry room 6.50 Ft x 7.17 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 8.67 Ft x 11.00 Ft

- Bedroom 8.75 Ft x 9.50 Ft
- Dining room 9.42 Ft x 11.25 Ft
- Kitchen 9.17 Ft x 12.00 Ft
- Living room 12.25 Ft x 23.25 Ft
- Primary Bedroom 12.17 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:
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