



2608 34 Avenue Calgary Alberta

\$1,249,900

Welcome to this beautiful property,rebuilt in 2017,that boasts not only charm and character but also an ideal location! It's steps away from William Aberhart High School, West Confederation Park & Nose Hill Park, and just a short 10-minute drive from SAIT and the University of Calgary. From the moment you park on the picturesque tree-lined street, you'll notice how quiet and private this property truly is. As you step through the front door, the home's charm immediately greets you with its 10' ceilings and a spacious room that's perfect for hosting gatherings, celebrating holidays, and unwinding at the end of your day. The main floor, with European Tilt & Turn windows bathing each room in natural light and stunning hardwood floors, is a delight. The chef's kitchen boasts sleek white cabinetry, quartz counters, top-of-the-line Dacor appliances, a 5-burner gas cooktop, soft-close drawers, a walk-in pantry, and a grand island with an inviting eating bar. Upstairs, the primary suite complete with a lavish 5-piece ensuite featuring a freestanding tub and a generous walk-in closet. The upper laundry facility, equipped with a convenient sink and ample storage, adds practicality. The lower level, boasting 9' ceilings, presents endless possibilities with its fully renovated kitchen, a second laundry room, and two bedrooms, each accompanied by its own ensuite bathroom. Great value for the next lucky family! (id:6769)

Bedroom 14.17 Ft x 12.58 Ft
 Other 7.50 Ft x 4.25 Ft
 Bedroom 14.17 Ft x 10.75 Ft
 Other 7.50 Ft x 4.25 Ft
 Laundry room 8.58 Ft x 7.17 Ft
 Bonus Room 8.58 Ft x 9.92 Ft
 4pc Bathroom 6.33 Ft x 8.83 Ft
 Primary Bedroom 17.42 Ft x 15.42 Ft
 Other 17.42 Ft x 7.08 Ft
 5pc Bathroom 17.50 Ft x 7.83 Ft

Laundry room 8.67 Ft x 8.50 Ft
 Bedroom 11.33 Ft x 12.67 Ft
 3pc Bathroom 6.83 Ft x 8.00 Ft
 4pc Bathroom 4.92 Ft x 8.83 Ft
 Bedroom 13.25 Ft x 12.00 Ft
 Other 10.50 Ft x 11.42 Ft
 Dining room 14.08 Ft x 17.17 Ft
 Kitchen 14.17 Ft x 16.08 Ft
 Foyer 6.83 Ft x 5.92 Ft

Listing Presented By:



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 HOMECARE REALTY LTD.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca