



## 44 34 Avenue Calgary Alberta

\$799,900

\*Welcome to this charming and beautifully updated 2-storey detached home in the heart of Erlton-one of Calgary's most coveted inner city neighbourhoods. Just steps from 4th Street, the Elbow River Pathways, Mission shops and downtown. You can walk or bike to work. The main floor features a formal dining area, an open-concept kitchen with abundant cabinetry, and a peninsula with seating--ideal for casual meals. The cozy living room is anchored by a gas fireplace and opens onto a private backyard. The sunny deck is perfect for gatherings. Upstairs, you'll find two generously sized bedrooms and a stunning oversized bathroom complete with a large corner soaker tub and separate stand-up shower. The carpet upstairs and in the basement was replaced in 2023 along with the addition of central A/C, a new furnace, and a new hot water tank. The newly finished basement is a standout, offering a spacious family room with another gas fireplace, large windows for natural light, a full bathroom, and a third bedroom--perfect for guests, teens, or a home office. Enjoy the convenience of an oversized double garage. Lots of space for all the toys. This is an incredible opportunity to live steps from the river pathway system, the Saddledome/Calgary Stampede grounds and the MNP Community & Sports Centre. There are excellent schools from K to 12. This is inner-city living at its best--don't miss out! (id:6769)

Recreational, Games room 14.83 Ft x 14.92 Ft  
 Bedroom 14.83 Ft x 11.00 Ft  
 Furnace 8.33 Ft x 10.42 Ft  
 3pc Bathroom Measurements not available  
 Living room 16.00 Ft x 17.75 Ft  
 Kitchen 14.17 Ft x 15.17 Ft

Dining room 12.50 Ft x 13.92 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 13.42 Ft x 14.42 Ft  
 Bedroom 18.00 Ft x 14.33 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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