



# 7132 34 Avenue Calgary Alberta

\$899,900

Enjoy luxurious living close to local amenities and beautiful outdoor spaces in BOWNESS! This stunning SOUTH-FACING DETACHED infill is located in a great community with over 2,540 square feet of total living space, including a SPACIOUS 1-BED LEGAL LOWER SUITE (subject to permits & approvals by the city)! With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish and functional lifestyle. This home features several upgrades, including 10-ft ceilings and engineered hardwood flooring on the main floor, and upper levels finished with lush carpet. A fully-developed basement w/ a secure entrance, Luxury Vinyl Plank flooring, quartz countertops, custom cabinetry w/ soft-close hardware, and designer tile backsplash finish off this appealing home. The main floor boasts large primary living spaces, including a bright front dining room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and a built-in pantry. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, a TV feature wall, and expansive sliding patio doors overlooking the back patio - perfect for family gatherings! A rear mudroom hosts a bench and coat closet, with direct access to the double detached garage out back. The main floor is nicely finished w/ a luxurious powder room w/ modern vanity and designer lighting. Upstairs, you're greeted w/ more 10-ft ceilings leading you into the two secondary bedrooms w/ built-in closets, a spacious laundry room w/ tile floor, window, and laundry sink, and a main 4-pc bathroom w/ vanity w/ storage and a tub/shower combo w/ full-height tile surround. The primary suite features windows on two walls for tons of natural light, a high tray ceiling, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with tile floors, a glass shower w/ f...

Bedroom 10.42 Ft x 15.00 Ft

Kitchen 12.33 Ft x 5.25 Ft

Recreational, Games room 17.17 Ft x 15.00 Ft

4pc Bathroom Measurements not available

Living room 16.33 Ft x 10.08 Ft

Kitchen 20.92 Ft x 8.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.08 Ft x 16.08 Ft

Other 8.83 Ft x 5.25 Ft

Bedroom 16.58 Ft x 9.75 Ft

Bedroom 10.92 Ft x 9.67 Ft

Laundry room 6.08 Ft x 6.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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Dining room 13.75 Ft x 10.58 Ft

4pc Bathroom Measurements not available

Other 12.83 Ft x 4.00 Ft

5pc Bathroom Measurements not available