



## 8731 34 Avenue Calgary Alberta

\$899,900

Welcome to this spacious and modern Duplex with a legal basement suite and with the views . This beautifully designed property offers the perfect blend of comfort, functionality, and income potential. The main floor boasts an open-concept layout with a well-appointed kitchen with upgraded stainless steel appliances, a generous living room ,2 pc bathroom, and a dining area, making it ideal for family gatherings and entertaining. The abundance of natural light throughout the home creates a warm and inviting atmosphere. Upstairs, you'll find three spacious bedrooms, including a large master suite with a private ensuite bath with double sinks and a walk-in closet. 2 other bedrooms and 1 full bathroom also a great size bonus room. The legal basement suite is a fantastic income opportunity, complete with a separate entrance, a full kitchen, a living area, and 2 bedrooms. Whether you use it for rental income, a multi-generational living situation, or as a guest suite, the possibilities are endless. Low-maintenance landscaping. Views of the park Don't miss your chance to own this wonderful property with great income potential. Experience the charm and comfort of this thoughtfully designed duplex in one of Calgary's most sought-after neighborhoods. book a viewing today and make this house your new home!" (id:6769)

Primary Bedroom 14.50 Ft x 13.42 Ft

Bedroom 10.17 Ft x 10.33 Ft

Bedroom 12.08 Ft x 11.58 Ft

5pc Bathroom 12.00 Ft x 7.00 Ft

Laundry room 7.17 Ft x 6.33 Ft

3pc Bathroom 10.00 Ft x 6.33 Ft

Bonus Room 9.00 Ft x 13.17 Ft

Bedroom 10.00 Ft x 10.17 Ft

Bedroom 10.33 Ft x 13.17 Ft

Kitchen 10.00 Ft x 8.33 Ft

Living room 15.00 Ft x 12.42 Ft

3pc Bathroom 10.00 Ft x 6.33 Ft

Dining room 11.00 Ft x 13.42 Ft

Kitchen 14.17 Ft x 13.42 Ft

Living room 18.00 Ft x 15.50 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

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

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