



2608 34 Avenue Calgary Alberta

\$1,250,000

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 12.60 Ft
 Bedroom 14.17 Ft x 10.76 Ft
 Other 7.51 Ft x 4.27 Ft
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 Laundry room 8.60 Ft x 7.15 Ft
 Bonus Room 8.60 Ft x 9.91 Ft
 4pc Bathroom 6.33 Ft x 8.83 Ft
 Primary Bedroom 17.42 Ft x 15.42 Ft
 Other 17.42 Ft x 7.09 Ft
 5pc Bathroom 17.49 Ft x 7.84 Ft

Laundry room 8.66 Ft x 8.50 Ft
 Bedroom 11.32 Ft x 12.66 Ft
 3pc Bathroom 6.82 Ft x 8.01 Ft
 4pc Bathroom 5.00 Ft x 8.83 Ft
 Bedroom 13.25 Ft x 12.01 Ft
 Other 10.50 Ft x 11.42 Ft
 Dining room 14.08 Ft x 17.17 Ft
 Foyer 6.82 Ft x 5.91 Ft
 Other 8.60 Ft x 5.35 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca