



## 305 34 Avenue Calgary Alberta

\$874,900

Custom built infill duplex ready for possession, built by Numark Home. Lower legal suite. A must see, loaded with upgrades & features which include: over 2700 sq ft of developed living space, upgraded, LVP flooring, 2 furnaces, quartz throughout, 9' ceilings, vaulted ceilings, top of the line stainless steel appliances, gas fireplace, gas fireplace with custom built in wall unit, upgraded lighting throughout, stunning ensuite with oversized shower & stand alone tub, stucco exterior, patio, gas line for bbq & insulated/dry walled double detached garage. The main open & bright floor plan features a living room, dining area, great room with gas fireplace, 2pc bath & the stunning kitchen that offers loads of counter space, & an island with eating bar. The upper level features a 4pc bath, laundry room with sink & lots of counter space, bonus room & 3 good size bedrooms. The primary bedroom offers a large walk in closet with built ins & a full retreat ensuite. The lower legal suite features 2 bedrooms, kitchen, living room, laundry, & 4pc bath. You will be amazed with the features & upgrades of this property. Only a few more finishing items to be done before full 3D photos are done, but it might be sold before this. Book your viewing now. (id:6769)

Living room 12.92 Ft x 9.67 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 13.92 Ft x 9.92 Ft  
Kitchen 12.83 Ft x 9.50 Ft  
Bedroom 10.92 Ft x 10.42 Ft  
Great room 14.08 Ft x 9.75 Ft  
Kitchen 18.50 Ft x 15.83 Ft  
Living room 14.08 Ft x 9.75 Ft  
Dining room 8.75 Ft x 8.75 Ft

2pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room 8.33 Ft x 5.67 Ft  
Primary Bedroom 17.75 Ft x 13.42 Ft  
Bedroom 14.50 Ft x 9.17 Ft  
Bedroom 11.17 Ft x 10.08 Ft  
Bonus Room 10.50 Ft x 8.42 Ft  
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.yychousing.ca/>

### RE/MAX Realty Professionals

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