

\$774,900 - 302 34 Avenue Nw, Calgary

MLS® #A2110357

\$774,900

5 Bedroom, 4.00 Bathroom, 1,954 sqft
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! If you are searching for affordable, inner-city luxury “look no further! Presenting this 5-BED, 3.5-BATH attached infill in Highland Park w/ over 2,000 sq ft of living space, a fully developed basement and soaring 9’™ ceilings on all three floors! Situated on a quiet street near Confederation Park, schools, and local favourites, this MOVE-IN-READY home stands out as a corner attached infill. The main floor boasts solid hardwood flooring, custom floor-to-ceiling wood-framed windows, and a beautiful living room with a modern gas fireplace. The kitchen is a focal point w/ granite countertops, an extra set of built-in cabinets for pantry storage, and stainless-steel appliances. The main floor also features a convenient office, a dedicated dining area, and a tiled mudroom leading to the SW-facing backyard with a composite deck. Upstairs, three bedrooms include a primary suite w/ a luxurious 5-piece ensuite and a full-sized laundry room. The fully-developed basement adds significant living space with a large rec room, two additional bedrooms, and a 4-piece bathroom. Notable upgrades include central A/C, central vac, and built-in speakers. Completing this home is the fully-fenced backyard and a double detached garage. Highland Park is an ideal location near amenities and parks, perfect for working professionals and young couples. With all this and more at your fingertips, your new home



awaits you. Contact us today for your private showing!

Built in 2010

Essential Information

MLS® #	A2110357
Price	\$774,900
Sold Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	302 34 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 12th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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