

\$1,988,800 - 1402 34 Avenue Sw, Calgary

MLS® #A2110426

\$1,988,800

4 Bedroom, 4.00 Bathroom, 2,646 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

This is an incredible opportunity to own a gorgeous mid-century modern home in the highly desirable community of Elbow Park. With 3 bedrooms and 4 bathrooms, has a total living space of 3406 sq ft, open and spacious layout, stunning design features and thoughtful upgrades, all creating an elevated living experience. Situated on a huge corner lot, you'll notice immediately the impressive curb appeal of this home. Large mature trees and low-maintenance landscaping beautifully frame the exterior of the home. The wide, bright entrance way welcomes you into the heart of this home – an open concept floor plan encompassing a living room space, dining area and a gourmet kitchen. Numerous windows fill the space with warm sunlight, complimenting the rich wide-plank hardwood floors and soft contemporary décor. A two-sided fireplace adds comfort and charm – perfect for our cold Calgary winters. The kitchen is a show-stopper made for entertaining - as well as the day-to-day life of a busy family! Whether you are preparing a feast for a holiday crowd or simply making a quick meal, this kitchen has everything you could want. From high-end appliances to luxurious quartz counter tops, timeless custom cabinetry and a large island, this kitchen excels at delivering exquisite style and functionality. A sliding barn door-style partition means you can conveniently close off the space as needed. Upstairs, your master bedroom oasis awaits. Natural light flows through the southwest



corner room. In the warmer months, start your day with a coffee and quiet reflection on the master suite balcony. At the end of the day relax and unwind in front of the room's cozy fireplace. The ensuite will have you start and end your day in style and tranquility, with a soothing stream shower, a deep soaker tub, double vanity and elegant spa-like design elements, including heated floors. This level offers two additional bedrooms and a full bathroom, all updated with modern finishings. The impressive design and functionality continue in the lowest level. This level also delivers an additional full bathroom, a games area, wine room and storage space! The private exterior space is an ideal complement to the interior of this gem of a home. A shaded patio area has external speakers, natural gas BBQ outlet and adjacent artificial grass, wonderful spot for entertaining on a warm summer's day while the sunnier west side of the expansive lot has great potential for a garden, a play area or an additional seating area. The sunnier west side of the expansive lot has a seating area with roughed in natural gas for a fire table, an existing hot tub, external speakers and area great play area or an additional seating area. The sunnier west side of the expansive lot has a seating with roughed in natural gas for a fire table, an existing hot tub, external speakers and area great play area or an additional seating area. This home is a must see for you to truly appreciate the sophisticated design.

Built in 1952

Essential Information

MLS® #	A2110426
Price	\$1,988,800
Sold Price	\$2,313,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,646
Acres	0.18
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1402 34 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2A8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Steam Room
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Private, Treed
Roof	Membrane, Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 2nd, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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