

\$869,800 - 2603 34 Avenue Nw, Calgary

MLS® #A2125924

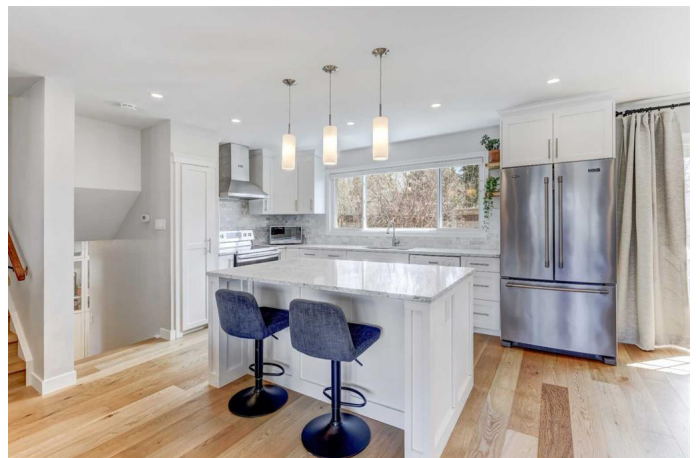
\$869,800

4 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

HOME SWEET HOME! Look no further, this is the DREAM HOME you have been searching for situated on a large, quiet 60x100' lot in a family friendly street with breathtaking curb appeal in the coveted NW community of Charleswood! This spectacular, FULLY UPDATED 4 level split offers 4 bedrooms, 2 bathrooms and 2,204 immaculate SQFT of living space throughout loaded with pride of ownership and extensive renovations including the kitchen, all bedrooms, all bathrooms, ceiling, new attic insulation, new engineered hardwood flooring, AIR CONDITIONING, new mudroom, composite deck and more. Heading inside you will fall in love with the open concept floor plan offering a mud room with beautiful built-ins, drawers and woodwork, a spacious living room loaded with natural sunlight and perfectly complimented by a rustic wood burning fireplace, a bright, formal dining area and the gourmet chef's kitchen with quartz countertops, a stunning center quartz island with an eating bar perfect for entertaining, a pantry, premium stainless steel appliances and a stylish backsplash. Heading upstairs you will find a spacious primary bedroom with an extra-large closet. 2 additional larger bedrooms and lastly, an elegant 4 piece bathroom with luxury tile surround. The lower level features a 4th bedroom, beautiful 3 piece bathroom with luxury tile surround and a laundry room. In the basement you will find original charm and character with wood panelling, a massive



recreation room with a wood burning fireplace, utility room and two storage rooms. Outside, there is a single attached garage with 2 additional driveway parking spots and the exquisitely manicured and fully fenced, south facing backyard with a path through the tranquil garden, large new composite deck and amazing perennials, trees and garden. This sought-after location is steps from all major amenities including the Brentwood Shopping Centre, University of Calgary, Vecova Aquatic Centre, University LRT station, Brentwood Library, Banff Trail School, Aberhart School, Triwood Community Association, major roadways and much more. This home is a MUST VIEW, book your private viewing today!

Built in 1961

Essential Information

MLS® #	A2125924
Price	\$869,800
Sold Price	\$895,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2603 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2L 0V4

Amenities

Parking Spaces 3

Parking Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Attached

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Brick Facing, Family Room, Mantle, Recreation Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Underground Sprinklers, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024

Date Sold April 27th, 2024

Days on Market 2

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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