

\$1,250,000 - 2608 34 Avenue Nw, Calgary

MLS® #A2140175

\$1,250,000

6 Bedroom, 5.00 Bathroom, 2,740 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

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!



Built in 2017

Essential Information

MLS® #	A2140175
Price	\$1,250,000
Sold Price	\$1,170,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,740
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2608 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 3rd, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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