

\$799,900 - 80 34 Avenue Sw, Calgary

MLS® #A2140926

\$799,900

3 Bedroom, 3.00 Bathroom, 2,197 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to 80 34th Ave SW, an exceptional fully detached executive condominium that seamlessly blends luxury and smart home technology. Prepare to be captivated by the meticulous craftsmanship evident in every corner of this unique inner-city residence.

Step into the expansive Master Retreat featuring a gas fireplace and elegant oak built-in shelving. The spa-like five-piece ensuite and expansive walk-in closet offer a serene sanctuary for everyday indulgence.

The modern kitchen is a culinary masterpiece with ample cupboard space, innovative drawer-in-drawer storage, and stainless appliances complemented by KRION pure white countertops. The open-concept dining and living area is adorned with skylights, vaulted ceilings, and beautiful hardwood floors, seamlessly connecting to the sprawling patio. Spanning over 350 sq ft, this outdoor haven is perfect for hosting guests or relaxing in solitude. Additionally, a private fenced outdoor space allows for furry friends to roam freely.

The lower level accommodates two well-appointed bedrooms, a luxurious four-piece bath, and a wet bar boasting a custom-built 70-bottle wine rack. A versatile second living room or flex space completes this level, alongside a spacious laundry area and direct access to the single attached



garage.

This intelligent home features Control4 automation, a high-efficiency furnace, HRV system, and central air conditioning, central vac, designed for both comfort and sustainability. Situated in Erlton, mere steps from Mission's vibrant shops and restaurants, river pathways, and downtown proximity, this is urban living at its finest.

Experience firsthand the unparalleled sophistication and functionality of 80 34th Ave SW. Schedule your private viewing today and discover a new standard of urban luxury living.

Built in 2016

Essential Information

MLS® #	A2140926
Price	\$799,900
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,197
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	80 34 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2S 2Z1

Amenities

Amenities Visitor Parking
Parking Spaces 1
Parking Single Garage Attached

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Built-In Electric Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Basement None

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Yard Drainage, Private, Views
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2024
Date Sold August 24th, 2024
Days on Market 72
Zoning M-CG d72
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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