

# \$738,000 - 419 34 Avenue Ne, Calgary

MLS® #A2144878

**\$738,000**

4 Bedroom, 4.00 Bathroom, 1,775 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Exceptional Living in Highland Park, Step into this exquisite semi-detached home, boasting 2,537 sq ft of meticulously developed space, designed with sophistication and comfort in mind. Situated in the heart of Highland Park, this property features a sprawling

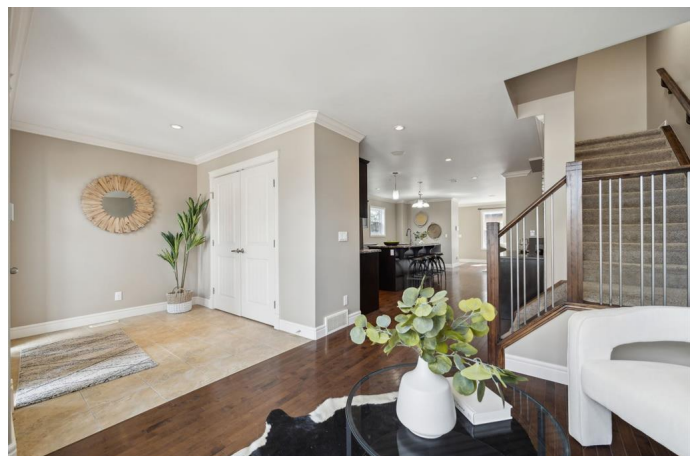
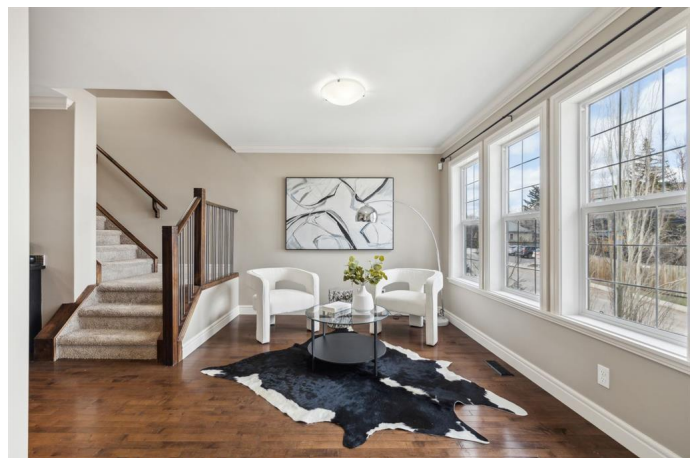
kitchen equipped with stainless steel appliances, granite countertops, an island perfect for entertaining, and a convenient pantry. Hardwood

flooring enhances the main floor, which includes expansive windows that bathe the area in natural light, a formal living room, a spacious

living area, and a cozy breakfast nook. This home features Central Air conditioning for those hot summers! Ascend to the upper level where

youâ€™ll find the impressive master suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and dual sinks.

Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry facility complete this floor, creating an ideal living space for families. The fully developed basement is a masterpiece of its own, showcasing beautiful dark wood cabinetry, a wet bar, and a desk areaâ€”perfect for both relaxation and productivity. An extra bedroom, full bathroom, and large recreation room provide ample



space for guests and family activities. Outdoors, enjoy the spacious porch, ideal for barbecues and gatherings, and benefit from a double garage that is level with the house for easy access. This home not only promises a luxurious lifestyle but also provides practicality and comfort in one of Calgary’s most desirable neighborhoods. This property is not just a home; it’s a lifestyle choice, offering both luxury and convenience in a friendly neighborhood close to schools, parks, and transit options. Embrace the opportunity to make this beautiful Highland Park residence your new home. Residents enjoy the convenience of nearby schools, local shops, and community parks, making it an ideal place for families and young professionals alike. Major roadways such as Centre Street and 4th Street NW provide easy access to Calgary’s downtown core and other parts of the city, while public transit options further enhance connectivity. For those seeking a blend of suburban comfort and city life, Highland Park is a prime choice. Its ongoing developments and enhancements continue to attract those looking for a dynamic and welcoming place to call home.

Built in 2009

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2144878  |
| Price      | \$738,000 |
| Sold Price | \$735,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,775                  |
| Acres          | 0.07                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 419 34 Avenue Ne |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E2J8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                        |
| Heating           | Forced Air                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                            |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage                                                           |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Brick, Stucco, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Date Sold      | July 11th, 2024 |
| Days on Market | 13              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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