

\$850,000 - 50 34 Avenue Sw, Calgary

MLS® #A2146857

\$850,000

4 Bedroom, 2.00 Bathroom, 1,283 sqft

Residential on 0.14 Acres

Erlton, Calgary, Alberta

An amazing opportunity in Erlton! Situated on a 50 x 120' corner lot with multi-family zoning, this home offers an illegal basement suite to maximize revenue. The main floor features hardwood floors, a beautifully renovated maple kitchen with granite counters, a gas range, and stainless steel appliances. The bright and spacious main living area boasts French doors that open onto a large deck surrounded by mature trees. The main level includes two bedrooms, an office, laundry, and a bathroom with a double vanity. Ascend the hidden ladder to the finished attic for additional storage or a secluded retreat.

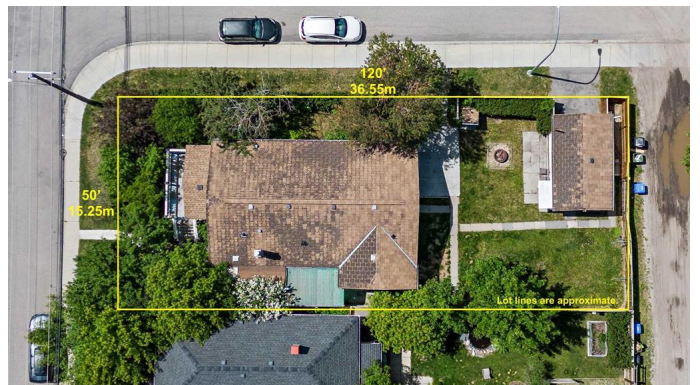
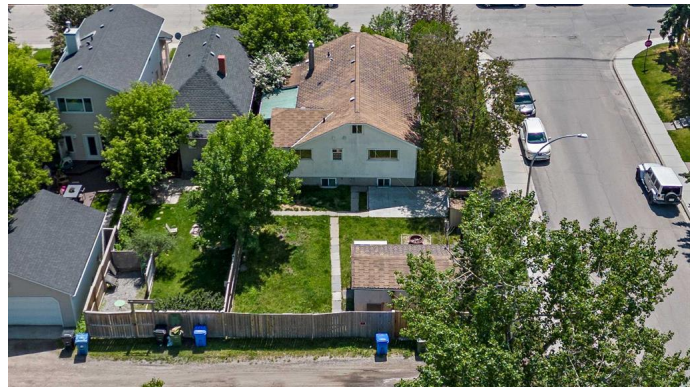
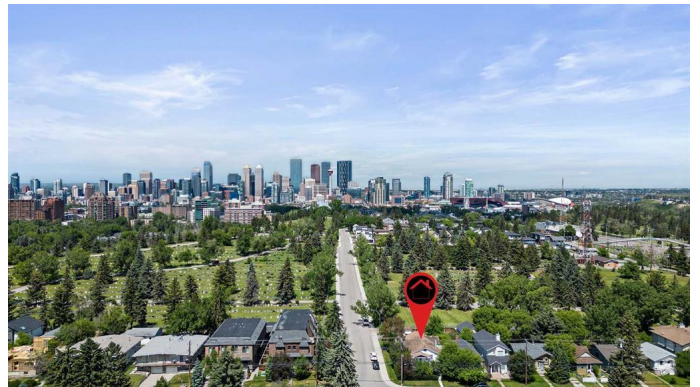
The lower level, with a separate entrance and second laundry, features modern laminate flooring and a spacious kitchen open to the dining and living areas. The two lower bedrooms share a renovated bath with a deep soaking tub. Outside, the sprawling yard includes a single garage, parking pad, patio, and firepit. This location is exceptional, with easy access to the shops and restaurants of Mission and McLeod Trail, ensuring a convenient commute.

Built in 1942

Essential Information

MLS® # A2146857

Price \$850,000



Sold Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,283
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	50 34 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z2

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Suite

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle

Construction	Metal Siding, Wood Frame
Foundation	Brick/Mortar

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 8th, 2024
Days on Market	4
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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