# \$2,195,000 - 1316 34 Avenue Sw, Calgary

MLS® #A2156431

### \$2,195,000

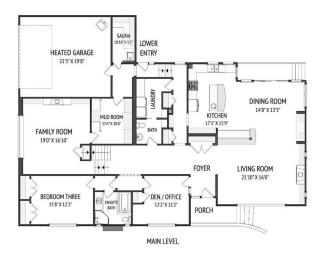
5 Bedroom, 4.00 Bathroom, 3,423 sqft Residential on 0.23 Acres

Elbow Park, Calgary, Alberta

Family home on a huge lot (.23 of an acre) in Upper Elbow Park. Positioned to capture the light on this bright and sunny corner. Discreet from the curb…inside you'II discover a spacious mid-century-influenced home that works well for the large or busy family with nearly 5300 square feet of total development, 5-6 bedrooms and 3.5 baths. The long-term owners have done upgrades and renovations over the years. The home is very comfortable and livable but a new buyer could renovate and take it to the next level. Generous entry with stone floors. Open plan principal rooms with huge windows on 3 sides allowing in tons of lightâ€leven on a dull day. A large seating area enjoys a gas fireplace and built-ins. The dining area has entertaining storage and overlooks the fabulous rear yard. The kitchen also overlooks the rear yard and features an island with 2nd sink and a pantry wall with excellent storage. Sliding doors out to the rear yard. The main level continues with a bedroom, an office (or 6th bedroom), 4 piece bath, 2 piece powder room and large laundry. Bright family room with fireplace and warm leather floors a few steps down from the main. A large and well-organized mudroom connects to the attached, heated and oversized double garage (potential to expand to a triple). The upper level has 2 huge bedrooms (one with a large walk-in closet and access to a large terrace) plus a 5-piece bath with double vanity. Easy to imagine a renovation that could create 3 bedrooms and 2 baths on this level,







possibly incorporating the terrace into living space. The massive lower level holds a rambling and multi-function recreation room with wet-bar, fireplace and a "secret― room for kids. Also 2 more bedrooms, a 4-piece bath, sauna and endless storage. Newer infrastructure including a membrane roof (2010). Professionally landscaped to create an outdoor oasis with stone patios, pergolas, built-in BBQ, flame table, water feature, raised beds and landscape lighting…all surrounded by a high privacy fence. Hot-tub ready too. Elbow Park is a wonderful family friendly community. William Reid School is just around the corner and other top schools are close by. Also close to River Park (52 acres with trails and off-leash), the Elbow River pathway system (30+ kms for walking and biking), Elbow Park Community Centre, the Glencoe Club, shopping and minutes to downtown. Fast possession available.

#### Built in 1956

#### **Essential Information**

MLS® # A2156431
Price \$2,195,000
Sold Price \$2,045,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,423 Acres 0.23 Year Built 1956

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Sold

## **Community Information**

Address 1316 34 Avenue Sw

Subdivision Elbow Park

City Calgary
County Calgary
Province Alberta
Postal Code T2T 2A7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Side, Heated Garage, Oversized

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen

Island

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Corner Lot, Landscaped, Level, Private, Rectangular Lot

Roof Membrane
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 9th, 2024

Date Sold September 23rd, 2024

Days on Market 45

Zoning R-C1

HOA Fees 0.00

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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