

\$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 curbâ€‘inside youâ€™™ll 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€‘even 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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