



GRASSROOTS
REALTY GROUP

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44 34 Avenue SW
Calgary, Alberta

MLS # A2234183



\$874,900

Division:	Erlton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this charming and beautifully updated 2-storey detached home in the heart of Erlton! Just minutes from downtown Calgary, this home offers the perfect blend of comfort and convenience . You can walk or bike to work. The main floor features a formal dining area, an open-concept kitchen with abundant cabinetry, and a peninsula with seating—ideal for casual meals. The cozy living room is anchored by a gas fireplace and opens onto a private backyard. The sunny deck is perfect for gatherings. Upstairs, you’ll find two generously sized bedrooms and a stunning oversized bathroom complete with a large corner soaker tub and separate stand-up shower. The carpet upstairs and in the basement was replaced in 2023 along with the addition of central A/C, a new furnace, and a new hot water tank. The newly finished basement is a standout, offering a spacious family room with another gas fireplace, large windows for natural light, a full bathroom, and a third bedroom—perfect for guests, teens, or a home office. Enjoy the convenience of an oversized double garage. Lots of space for all the toys. This is an incredible opportunity to live steps from the river pathway system, the Saddledome/Calgary Stampede grounds and the MNP Community & Sports Centre.The 4th Street shops and dining are within walking distance and excellent schools from K to 12. This is inner-city living at its best—don’t miss out!