



GRASSROOTS
REALTY GROUP

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2316 34 Avenue NW
Calgary, Alberta

MLS # A2265571



\$825,000

Division:	Charleswood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,092 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, No Smoking Home, Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Shed

Ideally located in the highly desirable community of Charleswood, this charming family home is just minutes from several green spaces, parks, all levels of schools, the University of Calgary, and shopping. Nestled in one of the quietest, least-traveled pockets of the neighbourhood and surrounded by mature trees and long-standing family homes, this is your opportunity to become part of a truly special community. Set on a 60-foot frontage lot, the property features a heated and insulated double detached garage with new polyaspartic flooring, a multi-level deck that is partially covered (BBQ year round), RV parking beside the garage, and a private backyard that feels like a hidden retreat—so peaceful, you’ll forget you’re in the city. With over 2000 sf of developed space, the main floor offers a spacious living room with a large south-facing picture window, a cozy gas fireplace, and an easy flow into the adjoining dining room. Sliding doors from the dining area lead directly to the deck and backyard. The bright, upgraded kitchen overlooks the backyard, making it easy to keep an eye on the kids while preparing meals. Upstairs, you’ll find three generously sized bedrooms with ample closet space, all sharing a beautifully renovated five-piece bathroom with double vanity and heated floors. The newly renovated back entrance features a practical mudroom and leads into a welcoming family room filled with natural light. A fourth bedroom and a convenient half-bath complete this level. The basement offers a spacious fifth bedroom with an updated three-piece bathroom, currently rented to a University of Calgary student for added income potential. The laundry and mechanical room are also located on this level. With numerous upgrades and a few updates left to make it your own, this home offers both immediate comfort and future potential. Available in time to

get settled and organized for the holiday season—don't miss your chance to call this Charleswood gem your next home.