



**88 34 Avenue SW  
Calgary, Alberta**

**MLS # A2296145**



**\$799,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

This beautifully maintained and updated two-storey home features strong curb appeal and a functional, light-filled layout. A charming east-facing front deck welcomes you, while soaring floor-to-ceiling windows bring in soft natural light. The open-concept main floor showcases a two-sided fireplace and flows into a well-appointed kitchen with granite countertops, a large island, peninsula seating, and ample cabinetry and pantry storage. Recent updates include wide plank white oak-style hardwood flooring throughout the main and upper levels, along with fresh interior paint, creating a bright and cohesive feel. The rear dining area opens to a private courtyard-style backyard with a gas line for BBQ and access to the double detached garage. Upstairs, a lofted flex space overlooks the living room and is complemented by skylights. Two bedrooms complete this level, including a primary retreat with a fireplace, cheater ensuite with glass shower, and a statement vessel-style bathtub positioned within the bedroom for a spa-like atmosphere. The fully developed lower level offers two additional bedrooms, a full bathroom, a spacious recreation area, and excellent storage. Additional features include a new furnace, central air conditioning, cement board siding, and a newer roof. Offered under \$800,000 in one of Calgary's most sought-after inner-city communities—contact for full details.