



2423 34 Avenue NW
Calgary, Alberta

MLS # A2296189



\$999,900

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,648 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Office Desk, Office Bookcase, and Office Shelf, Wall A/C in Master, Outdoor Shed

At over 2,600 sq ft above grade, this beautifully maintained and expanded two-storey stands apart in a neighbourhood defined by smaller bungalows, offering the space that growing families rarely find this close to the city's core. With a primary bedroom that has a luxurious five-piece ensuite and massive walk-in closet, three generous-sized bedrooms, a dedicated executive office, and a fully developed basement mean everyone has room to spread out and to also come together. Mornings are bright with the large windows streaming in the sunlight. Long-term neighbours are raising their families here, a quiet street where people choose to stay. This is not an infill nor a fix-and-flip renovation. It is a home with genuine mid-century character, featuring vaulted, beamed ceilings, four fireplaces, hardwood floors, skylights in the kitchen and bathroom, heated tile floors, and custom built-ins throughout. The renovated kitchen includes a thoughtful movable counter that doubles as an island and dedicated prep station. Walk to Confederation Park, Nose Hill, Brentwood Village, Co-op, & Cole Banff Trail, Aberhart and St. Francis Schools. Reach the U of C on foot and hit the mountains in under an hour via Crowchild or the TransCanada. The tandem attached garage handles the winters, and the south-facing backyard is private with large mature trees providing shade. The quiet cul-de-sac provides room for a young family to learn to ride a bicycle and provides separation from the road. This is inner-city Charleswood square footage that simply does not come up often, and when it does, it does not last.