



1130 34 Street SE
Calgary, Alberta

MLS # A2303573



\$599,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,348 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Carport, Concrete Driveway, Double Garage Detached, Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this updated 2100sf fully finished bungalow with 4 bedrooms and one of the most impressive yards, with tons of opportunity for storage, parking, entertaining and living the good life. This property has been thoughtfully curated and upgraded throughout, with functionality top of mind. New Vinyl Windows, Hardie Board Siding, Newer Roof & Eaves. Inside this air-conditioned home are vinyl plank floors, including in the new kitchen with granite counters and undermount sink. The full bathroom has been updated with new tub and tile surround. The Primary and Second Bedrooms have hardwood floors. There is carpet covering vinyl plank in the family room which leads to the third Bedroom. Downstairs was a passion project which consists of 30 years of puzzles making up the flooring in the spacious rec room. Half Bathroom, Newer Laundry pair and furnace round out this space. The yard is where the real passion was put into action. Gearheads will love the oversized 23 x 27 heated garage, with 220V power, and tall ceilings ready for a lift. Every piece of the yard has been planned to accommodate storage, without sacrificing living space. Hot Tub sits just off the composite deck, and concrete patio. There is a fenced in Garden with Sheds. A Car Shelter, which can be accessed via the front "secret" car port, as both walls open. The North side has a 6ft tall Vinyl Fence, with side storage, housing the AC unit and the Vacuum Cannister. The Rear fence was built with longevity and privacy in mind, steel posts and cross beams solidify this fully operational vehicle gate. Hard to fully describe in words but once viewed it is easy to understand the care and attention that went into designing and building this one-of-a-kind masterpiece. From the moment you pull up to this home on its quiet street, the curb appeal will get you — no maintenance elegant

fence with manicured lawn and hedge, and a double concrete driveway, ensuring parking won't be an issue. Crazy to think that the South side wall opens to allow a car to drive through to the back yard – just one of the many unique features that await its next owner.