



2608 34 Avenue NW
Calgary, Alberta

MLS # A2140175



\$1,250,000

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	2017 (7 yrs old)
Beds:	6	Baths:	5
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: basement appliances

Welcome to this beautiful property,rebuilt in 2017,that boasts not only charm and character but also an ideal location! It's steps away from William Aberhart High School, West Confederation Park & Nose Hill Park, and just a short 10-minute drive from SAIT and the University of Calgary. From the moment you park on the picturesque tree-lined street, you'll notice how quiet and private this property truly is. As you step through the front door, the home's charm immediately greets you with its 10' ceilings and a spacious room that's perfect for hosting gatherings, celebrating holidays, and unwinding at the end of your day. The main floor, with European Tilt & Turn windows bathing each room in natural light and stunning hardwood floors, is a delight. The chef's kitchen boasts sleek white cabinetry, quartz counters, top-of-the-line Dacor appliances, a 5-burner gas cooktop, soft-close drawers, a walk-in pantry, and a grand island with an inviting eating bar. Upstairs, the primary suite complete with a lavish 5-piece ensuite featuring a freestanding tub and a generous walk-in closet. The upper laundry facility, equipped with a convenient sink and ample storage, adds practicality. The lower level, boasting 9' ceilings, presents endless possibilities with its fully renovated kitchen, a second laundry room, and two bedrooms, each accompanied by its own ensuite bathroom. Great value for the next lucky family!