

44 34 Avenue SW
Calgary, Alberta

MLS # A2292448



\$725,000

Division:	Erlton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Tile Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Located on a quiet street in the highly desirable inner city community of Erlton, this beautifully maintained two storey detached home offers an exceptional lifestyle just minutes from downtown. Known for its charming character homes, mature trees, and incredible walkability, Erlton is one of Calgary's most loved communities. From your front door you can stroll to the restaurants, cafes, and boutiques along 4th Street SW, bike the scenic Elbow River Pathway System, or reach the downtown core within minutes. Inside, the home blends warmth, character, and thoughtful updates. The kitchen is both functional and inviting, offering abundant cabinetry, a peninsula with seating for casual meals, and a convenient pantry for additional storage. Just off the kitchen is a beautiful private dining area surrounded by large south facing windows that fill the space with natural light, creating the perfect setting for hosting friends and family. The living room is cozy and welcoming, centered around a gas fireplace and opening onto a sunny deck and private backyard, ideal for relaxing evenings or summer gatherings. Upstairs you will find two large bedrooms and an impressive oversized bathroom shared by both rooms. This expansive space feels like a retreat, filled with natural light through the ambiance of a skylight and featuring a large corner soaker tub and separate stand up shower. While there is no ensuite, the size and design of this bright bathroom offer both comfort and function. The newly renovated basement adds stylish and functional living space with all the modern charm and design today's buyers expect. It features a cozy family room with a striking modern tile surround gas fireplace, a spacious third bedroom, and a glamorous bold full bathroom that creates a beautiful design statement. Important upgrades have already been completed,

including NEWER WINDOWS, a NEWER FURNACE, HOT WATER TANK, and CENTRAL A/C throughout the home. The upstairs and basement carpet were replaced in 2023, and the home has no poly b plumbing, offering additional peace of mind. Outside, the oversized double detached garage provides ample space for vehicles, storage, and outdoor gear. Erlton is also experiencing a strong wave of redevelopment and investment, with new homes and beautifully renovated properties continuing to elevate the neighbourhood. As demand grows for walkable inner city communities close to the river and downtown, values in Erlton continue to rise, making this a fantastic opportunity to enter the neighbourhood while it remains attainable before prices continue to climb. Living here places you moments from the excitement of the Calgary Stampede grounds, events at the Saddledome, and recreation at MNP Sport Centre, along with nearby schools from k-12. Just minutes away residents enjoy the green spaces and amenities of Stanley Park, home to an outdoor swimming pool, tennis courts, picnic areas, playgrounds, and river access. Erlton offers an exceptional lifestyle!