

66 34 Avenue SW
Calgary, Alberta

MLS # A2309452



\$499,900

Division:	Erlton		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,057 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Wood Windows		

Inclusions: None

Super clean 1,057 sf raised bungalow in great condition on awesome quiet street in Parkhill/Erlton backing on the cemetery; nice and quiet!! Side entrance to main and lower levels; Large living room with vaulted ceiling, well cared for hardwood floors, open to dining area and off kitchen. Sliding glass doors from living and dining rooms to front balcony. Kitchen with granite counters, white cabinets open to dining area. 3 good size bedrooms, primary bedroom with double closet, Updated 4 pc bathroom , granite counter vanity. Lower level with rec room, 3 pc bathroom and bedroom with large window toward front of home. Access to oversized attached single garage from lower level. Super large fenced and treed back yard, backing to cemetery. Awesome location, walk to 4th street shops and restaurants, river and park walkways, Mission, Erlton, Parkhill and Cliff Bungalow to 17th Ave., MNP sports center Stampede Grounds and downtown, All within walking distance. Great first home or revenue property in fabulous quiet location. A must to view!!!