587-899-3773
justin@realtyaces.ca

475 34 Avenue NE
Calgary, Alberta

MLS # A2341500



$699,999

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Concrete, Stone, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

NEW PRICE $699,999! EXCEPTIONAL INNER-CITY VALUE IN HIGHLAND PARK! Discover the perfect combination of SPACE, STYLE, COMFORT, and CONVENIENCE in this beautifully renovated, move-in-ready half-duplex, just minutes from Downtown Calgary. Offering 1,758 sq. ft. above grade, a FULLY FINISHED WALKOUT BASEMENT, 3 spacious bedrooms, 2 full and 2 half bathrooms, and an OVERSIZED ATTACHED GARAGE, this home delivers the space and flexibility today's buyers are looking for. Step inside to an impressive open-concept main floor featuring 9-FT CEILINGS, TRIPLE-PANE WINDOWS, a spacious living room with a gas fireplace, stylish feature walls, a cozy reading nook, and modern lighting throughout. The refreshed kitchen offers NEW APPLIANCES, upgraded finishes, generous cabinetry, a functional island, and a bright dining area opening onto a LARGE COVERED BALCONY, ideal for entertaining or relaxing. Upstairs features THREE GENEROUS BEDROOMS, two upgraded bathrooms and convenient UPPER-FLOOR LAUNDRY. The primary bedroom includes a walk-in closet and private ensuite. The FINISHED WALKOUT LEVEL provides additional flexible living space, a half bathroom, storage, and direct access to the oversized garage. Enjoy extensive recent improvements including refreshed bathrooms, updated lighting, fresh paint, contemporary interior finishes, new concrete pad plus walkways, and updated fencing. Outside, the fully fenced, uniquely shaped lot offers practical outdoor space with convenient access to major routes. LOCATION & LIFESTYLE! Situated on a residential cul-de-sac with excellent access to Edmonton Trail, Centre Street and 16 Avenue, this home is close to DOWNTOWN CALGARY, schools, transit, shopping, restaurants, Confederation Park, golf courses and everyday amenities. A

rare opportunity to enjoy a thoughtfully upgraded inner-city home with generous living space and exceptional connectivity at its NEW PRICE. MOVE-IN READY WITH IMMEDIATE POSSESSION AVAILABLE! Book your private showing and experience the value for yourself.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.