



THE
A-TEAM

**RE/MAX
FIRST**

80 34 Avenue, Calgary T2S 2Z1

MLS® #: **A2140926**

Area: **Erlton**

Listing Date: **06/12/24**

List Price: **\$878,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,197**
Low Sqft:
Ttl Sqft: **2,197**

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Yard Drainage,Private,Views
Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	17`11" x 13`11"	Bedroom	Main	12`5" x 10`1"
Bedroom	Main	12`5" x 10`1"	2pc Bathroom	Upper	
4pc Bathroom	Main		5pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$329

Fee Simple
Fee Freq:
Monthly

M-CG d72

Legal Desc: 1611044

Remarks

Pub Rmks: *****OPEN HOUSE - SATURDAY JUNE 29, 1-3PM*** Welcome to 80 34th Ave SW, an exceptional fully detached executive condominium that seamlessly blends luxury and smart home technology. Prepare to be captivated by the meticulous craftsmanship evident in every corner of this unique inner-city residence. Step into the expansive Master Retreat featuring a gas fireplace and elegant oak built-in shelving. The spa-like five-piece ensuite and expansive walk-in closet offer a serene sanctuary for everyday indulgence. The modern kitchen is a culinary masterpiece with ample cupboard space, innovative drawer-in-drawer storage, and stainless appliances complemented by KRION pure white countertops. The open-concept dining and living area is adorned with skylights, vaulted ceilings, and beautiful hardwood floors, seamlessly connecting to the sprawling patio. Spanning over 350 sq ft, this outdoor haven is perfect for hosting guests or relaxing in solitude. Additionally, a private fenced outdoor space allows for furry friends to roam freely. The lower level accommodates two well-appointed bedrooms, a luxurious four-piece bath, and a wet bar boasting a custom-built 70-bottle wine rack. A versatile second living room or flex space completes this level, alongside a spacious laundry area and direct access to the single attached garage. This intelligent home features Control4 automation, a high-efficiency furnace, HRV system, and central air conditioning, central vac, designed for both comfort and sustainability. Situated in Erlton, mere steps from Mission's vibrant shops and restaurants, river pathways, and downtown proximity, this is urban living at its finest. Experience firsthand the unparalleled sophistication and functionality of 80 34th Ave SW. Schedule your private viewing today and discover a new standard of urban luxury living.**

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











