



THE
A-TEAM

**RE/MAX
FIRST**

419 34 Avenue, Calgary T2E2J8

MLS®#: **A2144878**

Area: **Highland Park**

Listing Date: **06/26/24**

List Price: **\$738,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2009**

Lot Information
Lot Sz Ar: **2,873 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Private**
Park Feat: **Double Garage Detached**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 12`9"
Living Room	Main	10`10" x 9`7"
Laundry	Upper	6`7" x 5`5"
Living Room	Upper	19`8" x 10`3"
Bedroom - Primary	Upper	12`8" x 11`2"
Bedroom	Upper	10`0" x 10`2"

Room	Level	Dimensions
Dining Room	Main	12`11" x 9`2"
Family Room	Main	13`8" x 11`4"
Kitchen	Upper	14`4" x 8`4"
Furnace/Utility Room	Basement	6`9" x 6`8"
Bedroom	Upper	9`10" x 9`4"
Bedroom	Basement	10`3" x 9`0"

2pc Bathroom
5pc Ensuite bath

Main
Upper

6`6" x 4`10"
12`9" x 9`4"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Upper
Basement

9`3" x 4`11"
8`8" x 6`7"

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
R-C2

Remarks

Pub Rmks:

Exceptional Living in Highland Park, Step into this exquisite semi-detached home, boasting 2,537 sq ft of meticulously developed space, designed with sophistication and comfort in mind. Situated in the heart of Highland Park, this property features a sprawling kitchen equipped with stainless steel appliances, granite countertops, an island perfect for entertaining, and a convenient pantry. Hardwood flooring enhances the main floor, which includes expansive windows that bathe the area in natural light, a formal living room, a spacious living area, and a cozy breakfast nook. This home features Central Air conditioning for those hot summers! Ascend to the upper level where you'll find the impressive master suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and dual sinks. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry facility complete this floor, creating an ideal living space for families. The fully developed basement is a masterpiece of its own, showcasing beautiful dark wood cabinetry, a wet bar, and a desk area—perfect for both relaxation and productivity. An extra bedroom, full bathroom, and large recreation room provide ample space for guests and family activities. Outdoors, enjoy the spacious porch, ideal for barbecues and gatherings, and benefit from a double garage that is level with the house for easy access. This home not only promises a luxurious lifestyle but also provides practicality and comfort in one of Calgary's most desirable neighborhoods. This property is not just a home; it's a lifestyle choice, offering both luxury and convenience in a friendly neighborhood close to schools, parks, and transit options. Embrace the opportunity to make this beautiful Highland Park residence your new home. Residents enjoy the convenience of nearby schools, local shops, and community parks, making it an ideal place for families and young professionals alike. Major roadways such as Centre Street and 4th Street NW provide easy access to Calgary's downtown core and other parts of the city, while public transit options further enhance connectivity. For those seeking a blend of suburban comfort and city life, Highland Park is a prime choice. Its ongoing developments and enhancements continue to attract those looking for a dynamic and welcoming place to call home.

Inclusions:
Property Listed By:

Basement: Bar Fridge (as-is)
RE/MAX Complete Realty

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











