



THE
A-TEAM

**RE/MAX
FIRST**

1316 34 Avenue, Calgary T2T 2A7

MLS®#: **A2156431**

Area: **Elbow Park**

Listing Date: **08/09/24**

List Price: **\$2,195,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **3,423**
Low Sqft:
Ttl Sqft: **3,423**

Lot Information

Lot Sz Ar: **9,988 sqft**
Lot Shape:

DOM

41
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Side,Heated Garage,Oversized**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	13`0" x 6`3"	Living Room	Main	21`10" x 16`0"
Dining Room	Main	14`8" x 13`5"	Kitchen	Main	17`1" x 15`9"
Office	Main	12`2" x 11`2"	Family Room	Lower	19`0" x 16`10"
Laundry	Main	9`10" x 6`3"	Mud Room	Lower	11`4" x 10`0"
Bedroom - Primary	Upper	19`4" x 12`0"	Bedroom	Upper	16`9" x 11`10"
Bedroom	Main	15`8" x 12`2"	Bedroom	Basement	15`5" x 11`0"
Bedroom	Basement	13`3" x 10`0"	Game Room	Basement	26`0" x 14`0"

Hobby Room
2pc Bathroom
5pc Bathroom

Basement
Main
Upper

9`8" x 7`10"

Hobby Room
4pc Ensuite bath
4pc Bathroom

Basement
Main
Basement

10`10" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7080AJ

Remarks

Pub Rmks:

**Family home on a huge lot (.23 of an acre) in Upper Elbow Park. Positioned to capture the light on this bright and sunny corner. Discreet from the curb...inside you'll discover a spacious mid-century-influenced home that works well for the large or busy family with nearly 5300 square feet of total development, 5-6 bedrooms and 3.5 baths. The long-term owners have done upgrades and renovations over the years. The home is very comfortable and livable but a new buyer could renovate and take it to the next level. Generous entry with stone floors. Open plan principal rooms with huge windows on 3 sides allowing in tons of light...even on a dull day. A large seating area enjoys a gas fireplace and built-ins. The dining area has entertaining storage and overlooks the fabulous rear yard. The kitchen also overlooks the rear yard and features an island with 2nd sink and a pantry wall with excellent storage. Sliding doors out to the rear yard. The main level continues with a bedroom, an office (or 6th bedroom), 4 piece bath, 2 piece powder room and large laundry. Bright family room with fireplace and warm leather floors a few steps down from the main. A large and well-organized mudroom connects to the attached, heated and oversized double garage (potential to expand to a triple). The upper level has 2 huge bedrooms (one with a large walk-in closet and access to a large terrace) plus a 5-piece bath with double vanity. Easy to imagine a renovation that could create 3 bedrooms and 2 baths on this level, possibly incorporating the terrace into living space. The massive lower level holds a rambling and multi-function recreation room with wet-bar, fireplace and a "secret" room for kids. Also 2 more bedrooms, a 4-piece bath, sauna and endless storage. Newer infrastructure including a membrane roof (2010). Professionally landscaped to create an outdoor oasis with stone patios, pergolas, built-in BBQ, flame table, water feature, raised beds and landscape lighting...all surrounded by a high privacy fence. Hot-tub ready too. Elbow Park is a wonderful family friendly community. William Reid School is just around the corner and other top schools are close by. Also close to River Park (52 acres with trails and off-leash), the Elbow River pathway system (30+ kms for walking and biking), Elbow Park Community Centre, the Glencoe Club, shopping and minutes to downtown. Fast possession available. 2nd fridge, freezer, alarm system, built-in BBQ, water feature-bubble fountain
Century 21 Bamber Realty LTD.**

Inclusions:
Property Listed By:

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











