



THE
A-TEAM

**RE/MAX
FIRST**

6616 34 Street, Calgary T3E5M2

MLS®#: **A2186321**

Area: **Lakeview**

Listing Date: **01/09/25**

List Price: **\$1,090,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **1,177**
Low Sqft:
Ttl Sqft: **1,177**

Lot Information

Lot Sz Ar: **5,758 sqft**
Lot Shape:

DOM

1
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Irregular Lot,Landscaped,Pie Shaped Lot**
Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized**

Utilities and Features

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

Construction: **Cedar**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Walk-In Closet	Main	7`3" x 11`9"
Bonus Room	Basement	12`2" x 10`7"
Bedroom	Basement	15`1" x 11`3"
Furnace/Utility Room	Basement	8`10" x 7`1"
4pc Bathroom	Main	4`11" x 10`11"
Bedroom - Primary	Main	16`2" x 11`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Basement	8`11" x 11`3"
Bedroom	Basement	12`6" x 8`4"
Family Room	Basement	16`0" x 13`7"
2pc Bathroom	Main	4`3" x 5`5"
Bedroom	Main	10`8" x 10`10"
Dining Room	Main	22`5" x 9`9"

Foyer
Living Room

Main
Main

8`8" x 9`7"
13`6" x 10`3"

Kitchen

Main

22`5" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1940JK

Zoning:
R-CG

Remarks

Pub Rmks:

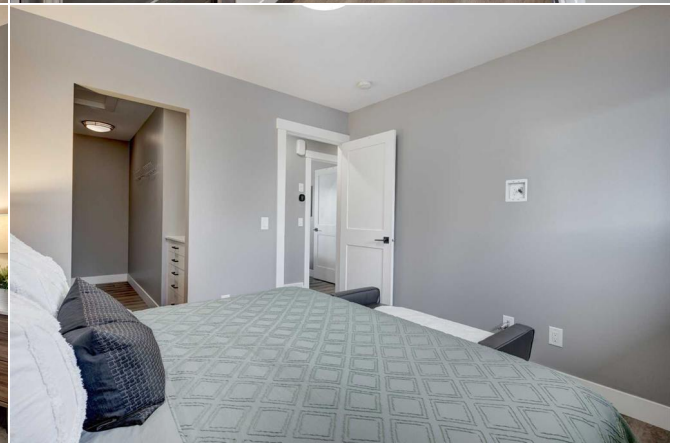
This stunningly renovated 4-bedroom family home offers everything you could ever need! Situated on a generous lot along a quiet, tree-lined street in the sought-after Lakeview community, it's just steps from North Glenmore Park, an off-leash dog park, and top-rated schools like Connect Charter, Jenny Elliott Elementary, and Bishop Pinkham Junior High. Completely reimaged from the ground up by Sunset Homes, this property features a thoughtfully designed layout with impeccable attention to detail. The main floor boasts a luxurious gourmet kitchen, a warm and inviting living and dining space, a serene primary suite with an expansive walk-in closet, a guest bedroom, and a convenient half bath. Downstairs, the fully finished lower level includes two additional bedrooms, a full bathroom, a laundry area with oversized LG washer/dryer, a cozy family room, a versatile workout or office space, and plenty of storage. Modern upgrades abound, including triple-pane windows, maintenance-free soffit and fascia, 50-year shingles, and new plumbing, electrical, and HVAC systems. Additional conveniences include CAT5 wiring, a new high-efficiency furnace, chimney, central A/C, hot water tank and water softener, and smart home features like Lutron lighting, keyless entry, and a video doorbell. High-end finishes such as LVP flooring, granite countertops, and premium KitchenAid and Viking appliances add a touch of sophistication. The exterior is equally impressive, featuring new low-maintenance landscaping, new concrete walks/skirting and retaining wall, and an oversized heated garage with a 220V plug and sub-panel. A spacious back deck with a gas BBQ hookup makes outdoor entertaining a breeze. This home seamlessly combines modern convenience, elegant design, and an unbeatable location. You'll need to see it in person to fully appreciate the craftsmanship and care that went into every detail!

Inclusions:
Property Listed By:

**Second Refrigerator Garage, Trampoline, Storage Sheds backyard, Wardrobes bsmt bedrooms
Royal LePage Solutions**

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







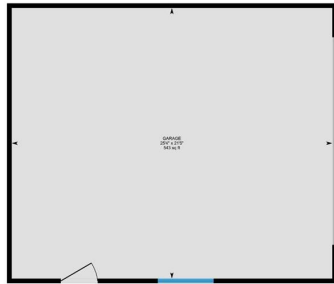






6616 34 St SW, Calgary, AB

Detached Garage Exterior Area 378.56 sq ft
Interior Area 542.92 sq ft



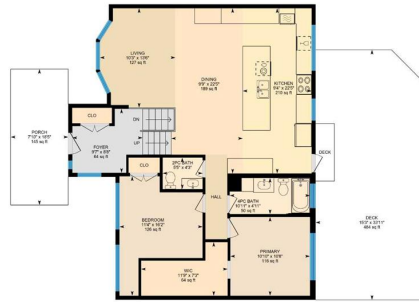
0 2 4 ft

PREPARED: 2025/01/09

While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

6616 34 St SW, Calgary, AB

Main Floor Exterior Area 1177.41 sq ft
Interior Area 1228.47 sq ft



0 2 4 ft

PREPARED: 2025/01/09

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6616 34 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 949.04 sq ft
Interior Area 646.21 sq ft



0 2 4 ft

PREPARED: 2025/01/09

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