



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 34 Avenue, Calgary T2E 2J6**

MLS® #: **A2196884**

Area: **Highland Park**

Listing Date: **02/28/25**

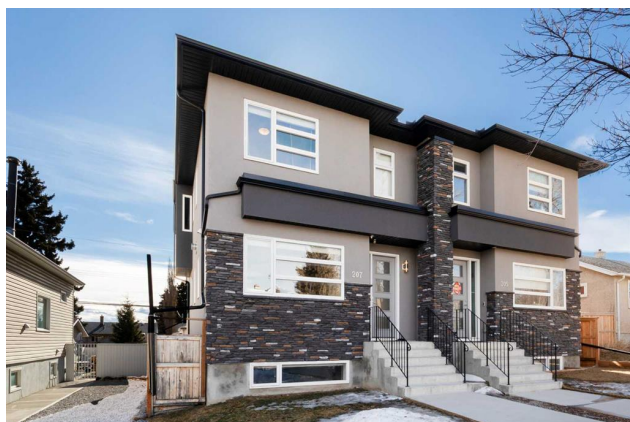
List Price: **\$759,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,884 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Back Yard, City Lot, Cleared, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Views**

Park Feat: **Double Garage Detached**

DOM

**9**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Attached-Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Yard, Rain Barrel/Cistern(s), Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 11`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 17`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 13`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`10" x 8`3"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>9`11" x 7`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>5`7" x 14`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 15`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`4" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`2" x 10`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 14`0"</b>

Game Room  
Furnace/Utility Room  
Laundry

Basement  
Basement  
Upper

19`1" x 11`2"  
9`7" x 5`6"  
8`10" x 5`1"

Storage  
Laundry

Basement  
Second

5`6" x 8`5"  
5`1" x 8`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

5942AD

Zoning:  
R-CG

Remarks

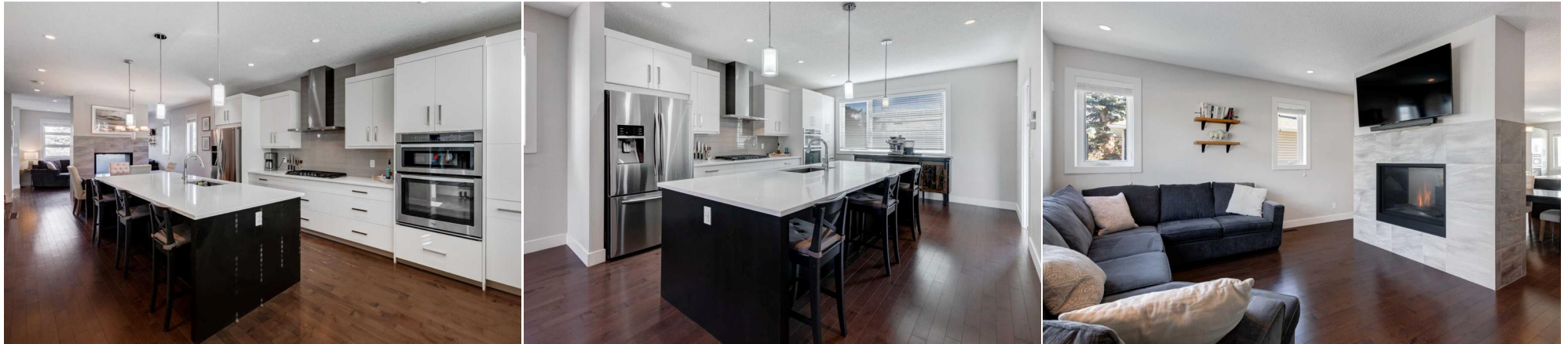
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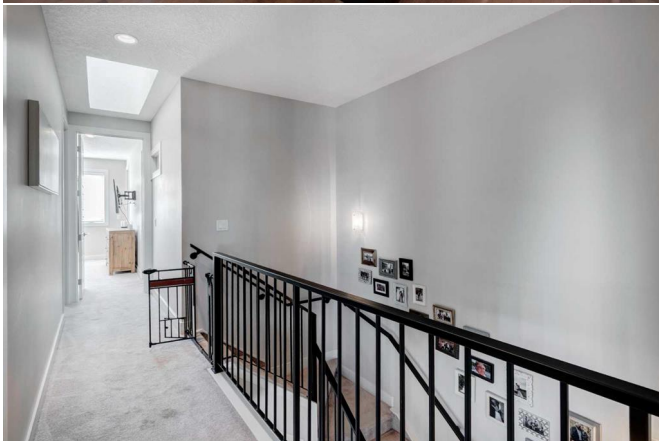
**HOME SWEET HOME! Welcome to this spectacular, fully finished 2 storey custom-built home offering 5 bedrooms, 3.5 bathrooms and 2,677+ of open concept SQFT living space in the sought-after inner-city community of Highland Park! This magnificently modern home boasts a south facing backyard, 9 ft ceilings on all levels, 8 ft door frames and massive windows allowing tons of natural sunlight throughout. The main floor features a sun-drenched living room highlighted by bright gleaming hardwood floors and a extraordinary floor to ceiling, tiled double-sided fireplace. 2 piece bathroom and mud room. The chic and contemporary gourmet kitchen features gleaming white cabinets, a large pantry offering ample storage space, a built-in oven and microwave, a gas cooktop and a huge quartz counter top island with a built-ins, perfect for entertaining. Moving upstairs you will find the dreamy master retreat with a huge walk-in closet and spa-like 5 piece ensuite with a soaker tub and double vanity sinks. Completing the floor is two generous sized bedrooms, laundry room with tons of built-in's and a sink and 5 piece bathroom. The fully developed basement contains 2 spacious bedrooms, a wonderful 4 piece bathroom and a family room with a wet bar, providing you with another great space to host friends and family. Outside, there is a fully fenced backyard with a large concrete patio with a BBQ gas line and a heated, detached double garage (19 .2" x 19.2") Upgrades include Central air conditioning, a sump pump and artificial turf with putting holes in the backyard. This extremely desirable location is steps from the school, pathway system, parks, popular restaurants and bars, shopping, public transportation and major roadways. Don't miss out on this gem, book your private viewing today!**

Inclusions:  
Property Listed By:

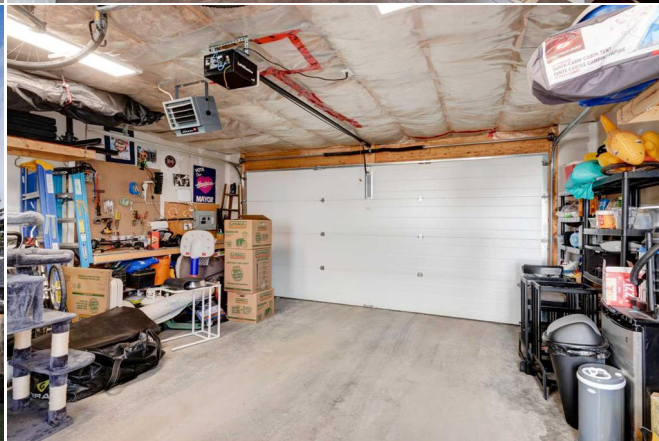
**Planter and Rain Barrel in backyard, Barstools  
Century 21 Bamber Realty LTD.**

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









207 34 Ave NE, Calgary, AB

2nd Floor Exterior Area 931.89 sq ft  
Interior Area 825.28 sq ft  
Excluded Area 22.38 sq ft



0 2 4 ft PREPARED: 2025/02/28

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 669.95 sq ft  
Interior Area 705.85 sq ft

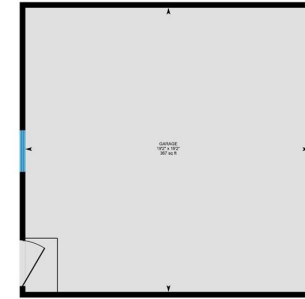


0 2 4 ft PREPARED: 2025/02/28

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Detached Garage Exterior Area 1306.04 sq ft  
Interior Area 1066.82 sq ft



0 2 4 ft PREPARED: 2025/02/28

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