\$1,175,000 - 413 34 Avenue Nw, Calgary

MLS® #A2224952

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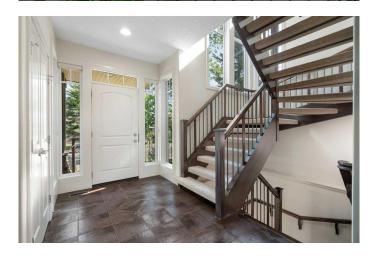
3 Bedroom, 4.00 Bathroom, 2,181 sqft Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Nestled on a beautifully elevated, tree-lined 37.5' wide lot in the highly desirable inner-city neighborhood of Highland Park, this custom-built home has over 3100 sq ft of developed space and has been immaculately cared for. Offering the perfect balance of contemporary design and timeless warmth, you are surrounded by mature trees, friendly neighbors, and walking distance to Confederation Park. This air conditioned home is a peaceful urban retreat with unbeatable access to downtown Calgary and top local amenities. From the moment you arrive, you'll be drawn in by the striking curb appeal, welcoming front porch, and thoughtfully landscaped lot. Inside, a dramatic floating staircase and soaring ceilings set the tone for the refined layout. The main floor is filled with natural light from large windows and features a huge eating area, spacious living area with an oversized gas fireplace, and a private front office/den makes an ideal work-from-home space. The well appointed chef's kitchen is the center of the home, with a large island, corner pantry, double ovens, gas counter top stove, granite counters, and newer dishwasher and microwave. Step out onto the updated composite deck and enjoy a private backyard sanctuary, complete with a gas fire table, mature greenery, underground sprinklers, and a custom built garden shed for extra storage. The heated, drywalled, and insulated double detached garage also has a large window for







those who want a place to work in addition to parking. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring double sinks, soaker tub, and separate shower. Also on the upper level is a convenient laundry room complete with a sink, making everyday living even more functional. The fully developed basement is equally impressive, with cozy in-floor heating, recreation area with a Brunswick bar & full-size fridge, pool table (included), 3-piece bathroom, and potential for a fourth (& 5th) bedroom. Situated in one of Calgary's most walkable and established communities, you're just minutes from Confederation Park, with its scenic walking paths, playgrounds, and winter cross-country skiing. Golf lovers will appreciate the quick access to Confederation Park Golf Course, while families benefit from proximity to a range of excellent schoolsâ€"from early years through to high schoolâ€"along with nearby post-secondary institutions. Enjoy the vibrant food scene with favorites like Citizen Brewery, Our House Vintage Restaurant, Velvet Café, 4th Spot Kitchen & Bar just minutes away. Whether you're hosting friends, heading out for a round of golf, or simply enjoying the peace and beauty of your own backyard oasis, this home delivers the very best of inner-city livingâ€"with space, style, and serenity. It's evident by how well maintained and cared for this home is, that the owners have loved living here, and know you will too!

Built in 2007

Essential Information

MLS® # A2224952 Price \$1,175,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,181 Acres 0.10

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 413 34 Avenue Nw

Subdivision Highland Park

City Calgary

County Calgary
Province Alberta

Postal Code T2K 0B9

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Insulated

of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters,

High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Double Oven

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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