



GRASSROOTS

REALTY GROUP

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**419 34 Avenue NE
Calgary, Alberta**

MLS # A2304218



\$750,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,780 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Experience the perfect blend of timeless elegance and modern functionality in this immaculately maintained semi-detached infill, tucked away on a quiet no-through road in the heart of Highland Park. Departing from the predictable layouts of modern builds, this home invites you into a classic, intentional floorplan designed specifically to foster connection and conversation. The heart of the home features a central kitchen equipped with new appliances and a dedicated pantry to keep your workspace pristine. Retreat to your 2nd floor to the expansive primary suite, where oversized picture windows frame the streetscape, leading into a spa-like ensuite. This private sanctuary boasts a deep soaker tub, a dual vanity with extended counter space, and a large window that floods the room with natural light while maintaining complete privacy. A laundry room, three generous bedrooms and a 4 piece bathroom complete this floor - perfect for families or young couples alike! The sophistication continues in the fully developed basement, an entertainer's dream upgraded with extensive custom cabinetry. Whether you need a professional dual-workspace station for remote work or a sophisticated wet bar with integrated wine storage, this level delivers. You'll find specialized cabinetry for holiday servingware and kitchen overflow, ensuring everything has its place. This lower level also hosts a cozy designated movie-watching area, a fourth large bedroom, and a full bathroom. With a location that balances peaceful residential living with rapid access to downtown, parks, and major thoroughfares, this home is a rare find for the discerning buyer seeking quality over trend.