



GRASSROOTS
REALTY GROUP

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475 34 Avenue NE
Calgary, Alberta

MLS # A2341500



\$745,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stone, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this thoughtfully renovated, move-in-ready home, ideally positioned near downtown, schools, transit, parks, golf courses and essential amenities, its inner-city living at its best. Situated on a quiet, tree-lined cul-de-sac, this impressive 1,758 sq.ft half duplex in Highland Park offers three spacious bedrooms, two full and two half bathrooms, a massive living room with a reading nook and coffee space, a fully finished walkout basement, and an oversized attached single garage. Extensive upgrades include: fresh paint throughout; all-new pot lights and contemporary light fixtures; upgraded bathrooms featuring new vanity & flooring in one bath, faucets, mirrors and lighting; new feature walls and acoustic wood-panel detailing; a new kitchen backsplash, hardware and faucet, additional pot lighting plus a all new kitchen appliances; and exterior improvements including a new concrete sidewalk, rear concrete pad and new side fencing. The bright, open-concept main floor is enhanced by 9' ceilings and energy-efficient triple-pane windows. The expansive living room features a gas fireplace, a cozy reading nook, a stylish feature wall, and an upgraded half bathroom with convenient access to the upgraded mudroom leading into the backyard. The refreshed kitchen offers generous cabinetry, ample preparation space and a functional central island, complemented by a bright dining area. From the kitchen, step outside onto the large covered balcony - perfect for relaxing, entertaining or enjoying outdoor meals. Leading upstairs through maple railings with wrought-iron spindles, you will find three spacious bedrooms, two fully upgraded bathrooms and the convenience of an upper-floor laundry room. The primary retreat includes a walk-in closet and private ensuite. The ground level features a fully finished walkout basement that further expands the home's living or

recreational space. This level includes new feature wall, an upgraded half bathroom, additional storage and direct access to the oversized attached single garage. Outside, the fully fenced backyard has been enhanced with a new concrete sidewalk, rear concrete pad and new side fencing - creating a private and practical space for entertaining, children or pets. This home offers outstanding connectivity to Edmonton Trail, Centre Street, 16 Avenue and other major city routes. Downtown Calgary is approximately 10 minutes away, while a bus stop and school are within a short walk. Enjoy convenient access to local cafes, restaurants, specialty grocers, shopping and everyday services. Confederation Park, its extensive pathways and Confederation Park Golf Course are nearby, along with Nose Hill Park, The Winston Golf Club and Fox Hollow Golf Course. Both Foothills Medical Centre and Peter Lougheed Centre are readily accessible, making this an excellent location for healthcare professionals and families.