

# \$1,890,000 - 611 34 Avenue Sw, Calgary

MLS® #A2210006

**\$1,890,000**

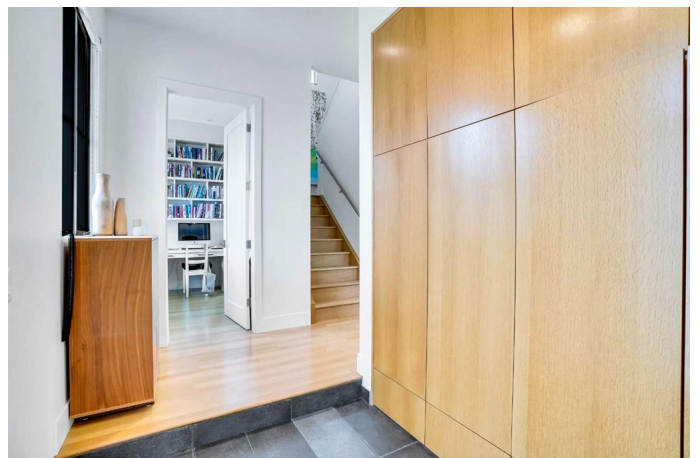
5 Bedroom, 4.00 Bathroom, 2,209 sqft

Residential on 0.07 Acres

Elbow Park, Calgary, Alberta

**OPEN HOUSE CANCELLED** A four-bedroom up, light-filled, Scandinavian design inspired home in Elbow Park beckons a new family to love it as much as the current one.

Site-finished, quarter-sawn, white oak floors on two levels, built-ins galore, 10-foot ceilings on the main and 9' on the upper and basement give the home an airy open feel. This house is filled with sunlight! Upon entering, you'll notice there is a proper foyer - and a wall of oak hiding built-in closets and shoe drawers. A cozy, bright den/library across the hall gives you privacy for those zoom meetings. But for those social gatherings, you'll want to be in the open-concept hub of the house where a sunny kitchen boasts fully integrated Thermador fridge and freezer columns, two dishwashers, two fridge drawers and a 36" gas range. The open concept dining and living areas make entertaining easy. A roomy mudroom with five lockers and cabinets make it easy to contain and organize all your gear. Upstairs, you have a south-facing primary suite with everything you need - a large walk-in closet and 5-piece bathroom. Down the hall, there are three more light-filled bedrooms and a 4-piece bathroom with two sinks. A large laundry-room with linen closet and sewing desk completes the upper floor. Note: every room has a window, almost all venting! Heading down to the basement, you'll find a large rec room with a bar area - and a workout room that can be used as a 5th bedroom, thanks to yet another built-in: a Murphy bed. Note: the whole house is



plumbed using a "home run" design which eliminates unnecessary plumbing joints reducing the chance of leaks including the basement radiant in-floor heating. During the hot months relax in air conditioned comfort, or, enjoy al-fresco dining outback under a canopy of six beautiful trees. But if that's not enough, a park filled with tennis courts, skating rinks, basketball courts, playground, and an off-leash area is literally steps away. From this exceptional location walk to downtown, the shops of 4th St, and some of the top schools in Calgary: Elbow Park, William Reid French immersion, Rideau Park, and, Western Canada High School!

Built in 2013

### **Essential Information**

MLS® #	A2210006
Price	\$1,890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	611 34 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0T3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wired for Sound, Wood Windows
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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