

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

MLS® #A2210006

**\$1,890,000**

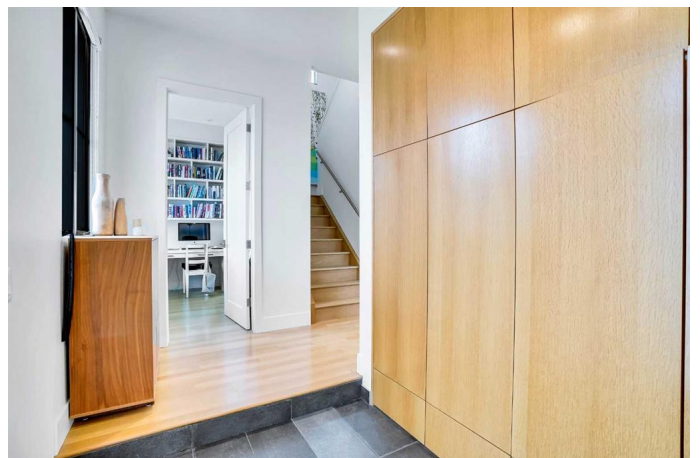
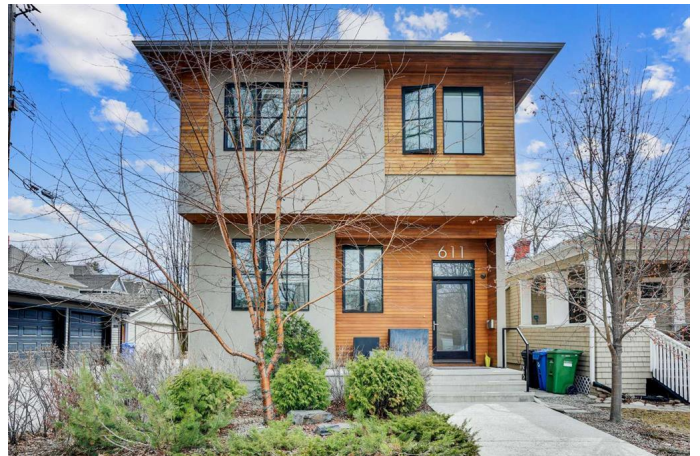
5 Bedroom, 4.00 Bathroom, 2,209 sqft

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 | 9               |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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