

\$874,900 - 44 34 Avenue Sw, Calgary

MLS® #A2234183

\$874,900

3 Bedroom, 3.00 Bathroom, 1,481 sqft

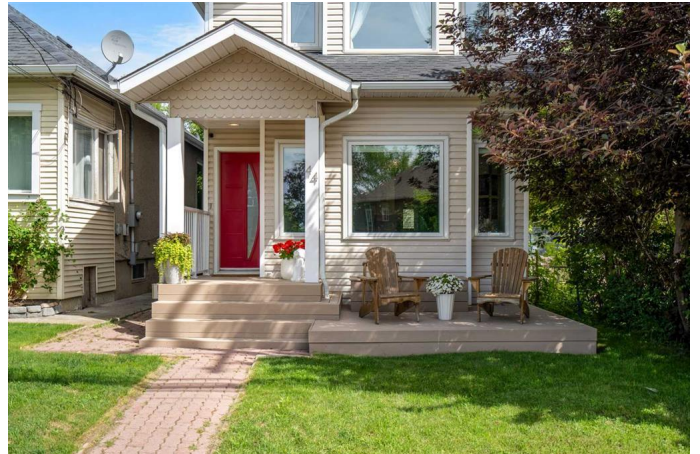
Residential on 0.07 Acres

Erlton, Calgary, Alberta

****Open House Friday, July 18th 5:30-7:00pm**

& Saturday, July 19th

12:00-2:00pm**Welcome to this charming and beautifully updated 2-storey detached home in the heart of Erlton-one of Calgary's most coveted inner city neighbourhoods. Just steps from 4th Street, the Elbow River Pathways, Mission shops and downtown. You can walk or bike to work. The main floor features a formal dining area, an open-concept kitchen with abundant cabinetry, and a peninsula with seatingâ€”ideal for casual meals. The cozy living room is anchored by a gas fireplace and opens onto a private backyard. The sunny deck is perfect for gatherings. Upstairs, youâ€™™ll find two generously sized bedrooms and a stunning oversized bathroom complete with a large corner soaker tub and separate stand-up shower. The carpet upstairs and in the basement was replaced in 2023 along with the addition of central A/C, a new furnace, and a new hot water tank. The newly finished basement is a standout, offering a spacious family room with another gas fireplace, large windows for natural light, a full bathroom, and a third bedroomâ€”perfect for guests, teens, or a home office. Enjoy the convenience of an oversized double garage. Lots of space for all the toys. This is an incredible opportunity to live steps from the river pathway system, the Saddledome/Calgary Stampede grounds and the MNP Community & Sports Centre. There are excellent schools from K to 12. This is inner-city living at its bestâ€”donâ€™™t miss



out!

Built in 1992

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234183 |
| Price | \$874,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,481 |
| Acres | 0.07 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 44 34 Avenue Sw |
| Subdivision | Erlton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 2Z2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|-----------------------------------|
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 5 |
| Zoning | M-CG d72 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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