

\$825,000 - 2316 34 Avenue Nw, Calgary

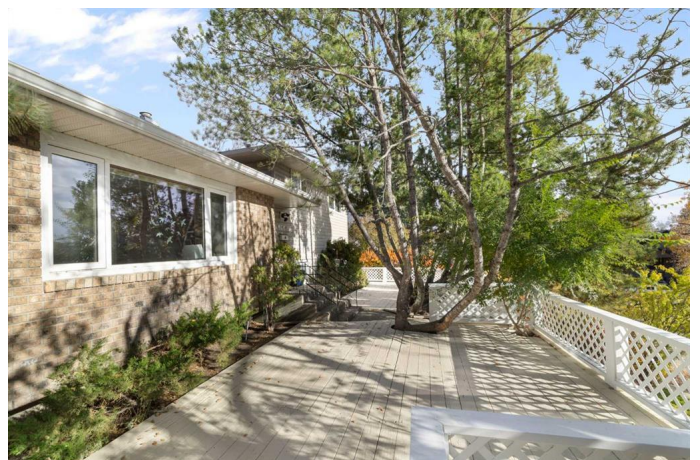
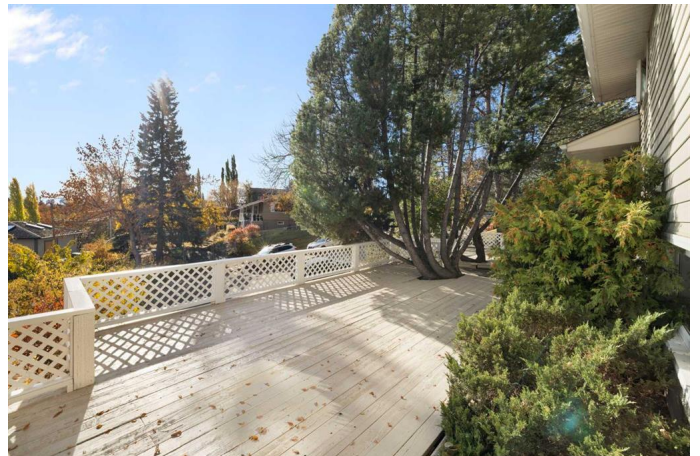
MLS® #A2265571

\$825,000

5 Bedroom, 3.00 Bathroom, 1,092 sqft
Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Ideally located in the highly desirable community of Charleswood, this charming family home is just minutes from several green spaces, parks, all levels of schools, the University of Calgary, and shopping. Nestled in one of the quietest, least-traveled pockets of the neighbourhood and surrounded by mature trees and long-standing family homes, this is your opportunity to become part of a truly special community. Set on a 60-foot frontage lot, the property features a heated and insulated double detached garage with new polyaspartic flooring, a multi-level deck that is partially covered (BBQ year round), RV parking beside the garage, and a private backyard that feels like a hidden retreat—so peaceful, you’ll forget you’re in the city. With over 2000 sf of developed space, the main floor offers a spacious living room with a large south-facing picture window, a cozy gas fireplace, and an easy flow into the adjoining dining room. Sliding doors from the dining area lead directly to the deck and backyard. The bright, upgraded kitchen overlooks the backyard, making it easy to keep an eye on the kids while preparing meals. Upstairs, you’ll find three generously sized bedrooms with ample closet space, all sharing a beautifully renovated five-piece bathroom with double vanity and heated floors. The newly renovated back entrance features a practical mudroom and leads into a welcoming family room filled with natural light. A fourth bedroom and a convenient half-bath complete



this level. The basement offers a spacious fifth bedroom with an updated three-piece bathroom, currently rented to a University of Calgary student for added income potential. The laundry and mechanical room are also located on this level. With numerous upgrades and a few updates left to make it your own, this home offers both immediate comfort and future potential. Available in time to get settled and organized for the holiday seasonâ€”don't miss your chance to call this Charleswood gem your next home.

Built in 1960

Essential Information

MLS® #	A2265571
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2316 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V2

Amenities

Parking Spaces	4
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Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Sloped, Street Lighting, Treed
Roof	Asphalt
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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