

# \$1,175,000 - 413 34 Avenue Nw, Calgary

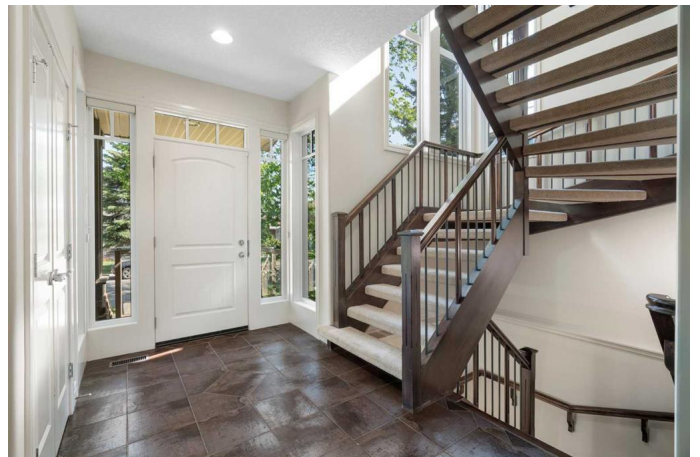
MLS® #A2224952

**\$1,175,000**

3 Bedroom, 4.00 Bathroom, 2,181 sqft  
Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Nestled on a beautifully elevated, tree-lined 37.5â€™™ wide lot in the highly desirable inner-city neighborhood of Highland Park, this custom-built home has over 3100 sq ft of developed space and has been immaculately cared for. Offering the perfect balance of contemporary design and timeless warmth, you are surrounded by mature trees, friendly neighbors, and walking distance to Confederation Park. This air conditioned home is a peaceful urban retreat with unbeatable access to downtown Calgary and top local amenities. From the moment you arrive, youâ€™™ll be drawn in by the striking curb appeal, welcoming front porch, and thoughtfully landscaped lot. Inside, a dramatic floating staircase and soaring ceilings set the tone for the refined layout. The main floor is filled with natural light from large windows and features a huge eating area, spacious living area with an oversized gas fireplace, and a private front office/den makes an ideal work-from-home space. The well appointed chefâ€™™s kitchen is the center of the home, with a large island, corner pantry, double ovens, gas counter top stove, granite counters, and newer dishwasher and microwave. Step out onto the updated composite deck and enjoy a private backyard sanctuary, complete with a gas fire table, mature greenery, underground sprinklers, and a custom built garden shed for extra storage. The heated, drywalled, and insulated double detached garage also has a large window for



those who want a place to work in addition to parking. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite featuring double sinks, soaker tub, and separate shower. Also on the upper level is a convenient laundry room complete with a sink, making everyday living even more functional. The fully developed basement is equally impressive, with cozy in-floor heating, recreation area with a Brunswick bar & full-size fridge, pool table (included), 3-piece bathroom, and potential for a fourth (& 5th) bedroom. Situated in one of Calgary's most walkable and established communities, you're just minutes from Confederation Park, with its scenic walking paths, playgrounds, and winter cross-country skiing. Golf lovers will appreciate the quick access to Confederation Park Golf Course, while families benefit from proximity to a range of excellent schools—from early years through to high school—along with nearby post-secondary institutions. Enjoy the vibrant food scene with favorites like Citizen Brewery, Our House Vintage Restaurant, Velvet Café, 4th Spot Kitchen & Bar just minutes away. Whether you're hosting friends, heading out for a round of golf, or simply enjoying the peace and beauty of your own backyard oasis, this home delivers the very best of inner-city living—with space, style, and serenity. It's evident by how well maintained and cared for this home is, that the owners have loved living here, and know you will too!

Built in 2007

## Essential Information

MLS® #	A2224952
Price	\$1,175,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,181
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	413 34 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Gas Stove
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage Benchmark
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