

# \$799,900 - 44 34 Avenue Sw, Calgary

MLS® #A2234183

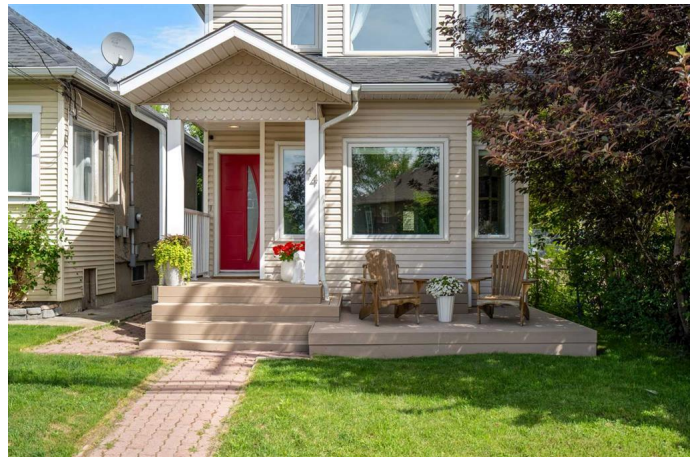
**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.07 Acres

Erlton, Calgary, Alberta

\*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	\$799,900
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	55
Zoning	M-CG d72

### Listing Details

Listing Office	RE/MAX First
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