

# \$1,320,000 - 2328 34 Avenue Nw, Calgary

MLS® #A2233840

**\$1,320,000**

4 Bedroom, 4.00 Bathroom, 2,313 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Exceptional Craftsmanship.

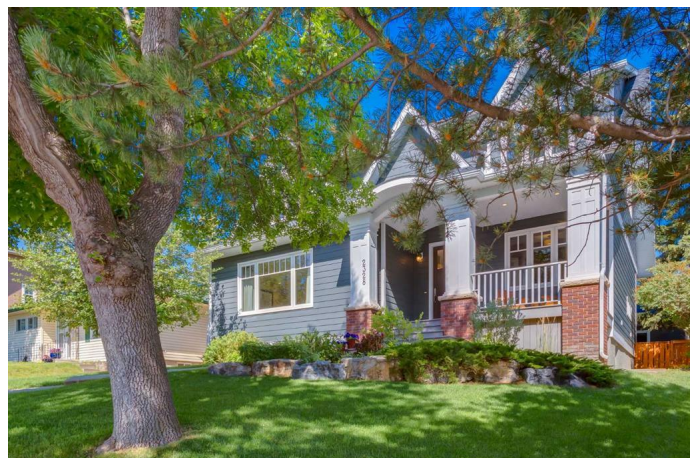
This remarkable home offers over 2,300 sq. ft. of exquisitely finished living space, featuring 5 bedrooms and 3.5 bathrooms. Built in 2012 on the original foundation, it stands as a rare example of superior quality and thoughtful design. Rich oak hardwood floors span the main level, complemented by solid core 8 foot doors and dovetail plywood cabinetry—every detail reflects enduring craftsmanship.

The chef's kitchen is both beautiful and functional, showcasing quartz countertops, custom cabinetry, and a generous walk-in pantry. Off the dining area, oversized, 8 foot premium sliding patio doors open onto a large composite deck—perfect for entertaining.

A custom mudroom awaits you as you enter the rear door from the heated, oversized double garage and includes four built-in lockers, ideal for busy households.

The upper level offers three spacious bedrooms, a well-appointed 4-piece bathroom, and a convenient laundry room. The highlight is the luxurious primary suite, complete with a custom walk-in closet and a spa-inspired ensuite for the ultimate retreat.

The professionally finished basement adds valuable living space, including a spacious family room, a fifth bedroom, a stylish 4-piece



bathroom, and ample storage.

Curb appeal is exceptional, with timeless architectural lines, a Hardie board exterior, and elegant rooflines. Set on a choice lot views of the city skyline, the mountains, and Nose Hill Park, this home is truly one of a kind.

Built in 2012

### **Essential Information**

MLS® #	A2233840
Price	\$1,320,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,313
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2328 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V2

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Street Lighting, Treed, Views, City Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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