

# \$799,900 - 2516 34 Avenue Nw, Calgary

MLS® #A2208575

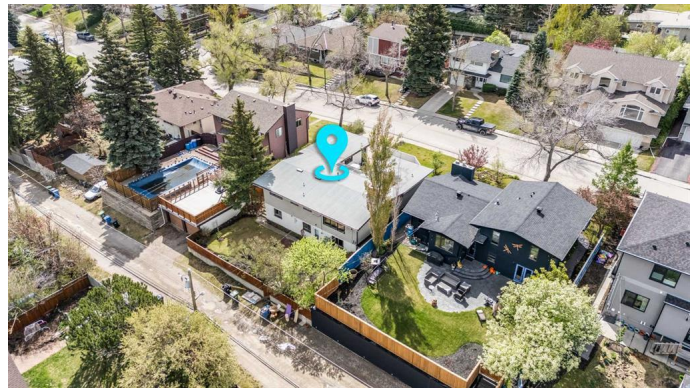
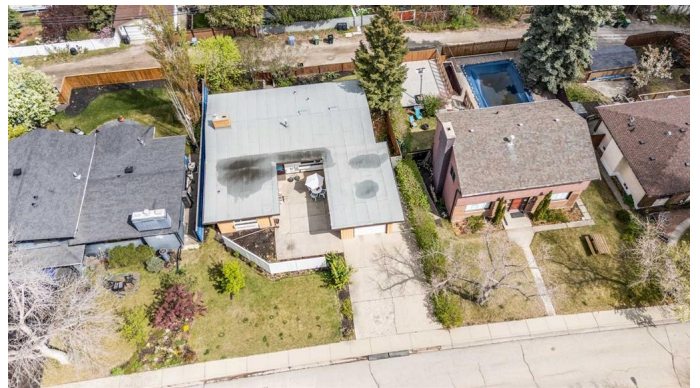
**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.14 Acres

Charleswood, Calgary, Alberta

Situated in the established and sought-after community of Charleswood, this walkout bungalow offers a solid foundation for your renovation vision. With over 2,800 square feet of developed living space, this five-bedroom, two-and-a-half-bathroom home is an excellent opportunity for those looking to personalize a home in a prime location. The main level begins with a spacious front entry that leads into a generously sized living room featuring a vaulted ceiling, a large window that fills the room with natural light, and a wood-burning fireplace that adds character. This area flows into the dining room, making it a functional layout for everyday living and family gatherings. The kitchen is outfitted with white cabinetry and appliances, laminate countertops, and includes a casual eating area for quick meals. A second entrance off the front patio opens into a practical mudroom adjacent to the kitchen. Three bedrooms are located on this level, including the primary bedroom, which has its own two-piece ensuite. A large four-piece bathroom serves the other two bedrooms. The walkout lower level provides additional living space and flexibility, complete with a separate entrance to the backyard. A versatile recreation area includes an electric fireplace and room for a variety of uses, from a home gym to a playroom or media space. This level also offers two more bedrooms, a three-piece bathroom, and a laundry room with a sink. Extra storage is available for seasonal items or household



essentials. Outside, a private front patio with a surrounding fence creates a welcoming space to enjoy morning coffee or connect with neighbours. The backyard is fully fenced and elevated from the back alley, providing privacy and potential for landscaping or garden projects. A single attached garage completes the home—please note, there is no direct access from the garage into the house. Charleswood is known for its quiet streets, mature trees, and proximity to some of Calgary’s best amenities. Families will appreciate walking distance to Banff Trail School and Senator Patrick Burns, with other nearby options including Brentwood School, St. Luke, St. Francis High School, and William Aberhart. The Triwood Community Association is just minutes away, offering programming and events throughout the year. Commuters will find quick access to Crowchild Trail, convenient transit options including bus routes and the Brentwood LRT Station, and just a 10-minute drive to downtown. Shopping and dining options abound with Brentwood Mall, Market Mall, Northland Village, and the University District all within easy reach. Outdoor enthusiasts will enjoy the proximity to Confederation Park and Nose Hill Park’s extensive pathways. The University of Calgary, SAIT, Foothills Hospital, and Alberta Children’s Hospital are all nearby. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1962

## Essential Information

MLS® #	A2208575
Price	\$799,900
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2516 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V5

### Amenities

Parking Spaces	2
Parking	Single Garage Attached, Additional Parking
# of Garages	1

### Interior

Interior Features	Beamed Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Laminate Counters
Appliances	Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Wood Burning, Brick Facing, Double Sided, Mantle, Raised Hearth, Recreation Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Treed, Garden
Roof	Flat, Rolled/Hot Mop
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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