

\$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.

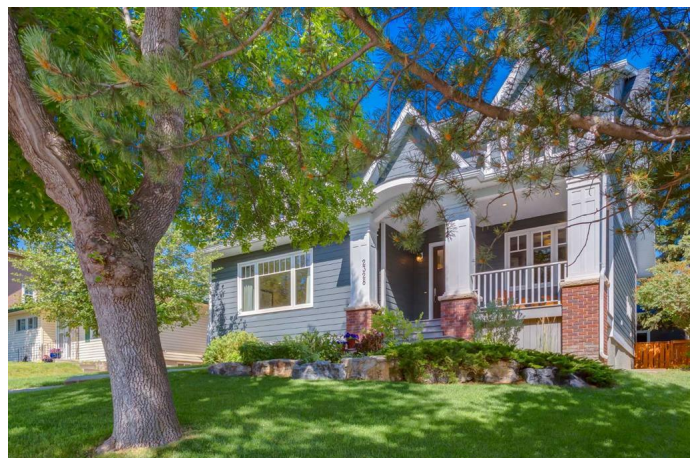
This remarkable home offers over 2,300 sq. ft. of exquisitely finished living space, featuring 5 bedrooms and 3.5 bathrooms. Built in 2012 on the original foundation, it stands as a rare example of superior quality and thoughtful design. Rich oak hardwood floors span the main level, complemented by solid 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, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Central Vacuum |
| Appliances | Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Electric Oven |
| 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, City Lot, Front Yard, Garden, Rectangular Lot, Street Lighting, Views, Treed |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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