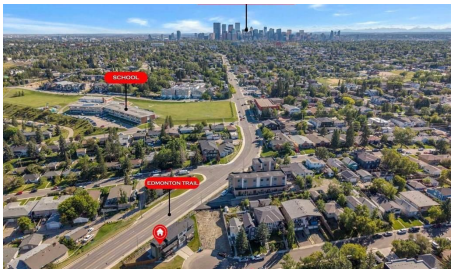
475 34 Avenue NE

Calgary | Active | MLS® A2341500

$669,999









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2016**	**1,758 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

EXCEPTIONAL INNER-CITY VALUE IN HIGHLAND PARK! Discover the perfect combination of SPACE, STYLE, COMFORT, and CONVENIENCE in this beautifully renovated, move-in-ready half-duplex, just minutes from Downtown Calgary. Offering 1,758 sq. ft. above grade, a FULLY FINISHED WALKOUT BASEMENT, 3 spacious bedrooms, 2 full and 2 half bathrooms, and an OVERSIZED ATTACHED GARAGE, this home delivers the space and flexibility today's buyers are looking for. Step inside to an impressive open-concept main floor featuring 9-FT CEILINGS, TRIPLE-PANE WINDOWS, a spacious living room with a gas fireplace, stylish feature walls, a cozy reading nook, and modern lighting throughout. The refreshed kitchen offers NEW APPLIANCES, upgraded finishes, generous cabinetry, a functional island, and a bright dining area opening onto a LARGE COVERED BALCONY, ideal for entertaining or relaxing. Upstairs features THREE GENEROUS BEDROOMS, two upgraded bathrooms and convenient UPPER-FLOOR LAUNDRY. The primary bedroom includes a walk-in closet and private ensuite. The FINISHED WALKOUT LEVEL provides additional flexible living space, a half bathroom, storage, and direct access to the oversized garage. Enjoy extensive recent improvements including refreshed bathrooms, updated lighting, fresh paint, contemporary interior finishes, new concrete pad plus walkways, and updated fencing. Outside, the fully fenced, uniquely shaped lot offers practical outdoor space with convenient access to major routes. LOCATION & LIFESTYLE! Situated on a residential cul-de-sac with excellent access to Edmonton Trail, Centre Street and 16 Avenue, this home is close to DOWNTOWN CALGARY, schools, transit, shopping, restaurants, Confederation Park, golf courses and everyday amenities. A rare opportunity to enjoy a thoughtfully upgraded inner-city home with generous living space and exceptional connectivity at its NEW PRICE. MOVE-IN READY WITH IMMEDIATE POSSESSION AVAILABLE! Book your private showing and experience the value for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341500
Bedrooms	3
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,758 sq. ft.
Lot Area:	3,100 sq. ft.
Lot Frontage:	22'2"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	0815550
Heating:	Central, High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Concrete, Stone, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Oversized, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
City Quadrant:	Northeast
Community:	Highland Park (Calgary)
Appliances:	Electric Oven, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	None Known
Main Floor	Family Room · 25' × 13' ·
Main Floor	Kitchen · 16' × 13'9" ·
2nd Floor	Bedroom · 11'4" × 10'3" ·
2nd Floor	Bedroom · 14'1" × 12'4" ·
2nd Floor	Bedroom - Primary · 18'1" × 12'2" ·
Lower Level	Foyer · 7'1" × 6'6" ·
Lower Level	Living Room · 15'4" × 10'10" ·
Lower Level	Furnace/Utility Room · 8'8" × 4'11" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/475-34-avenue-ne-calgary-a2341500/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.