

# \$475,000 - 34 Homestead Boulevard Ne, Calgary

MLS® #A2184909

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.05 Acres

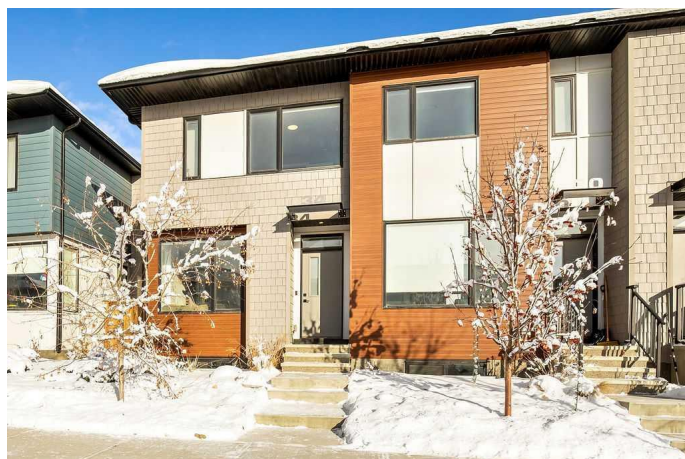
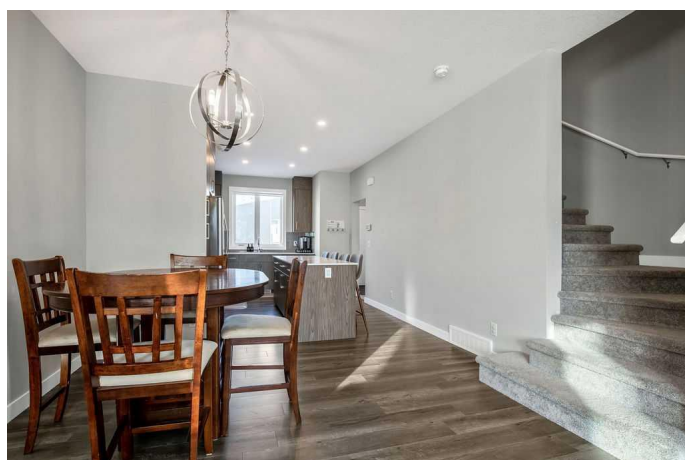
Homestead, Calgary, Alberta

VERY MOTIVATED SELLERS!! NO CONDO FEES!! Welcome to your new home. Located at 34 Homestead Blvd in the growing family community of Homestead, youâ€™ll be in awe of its features - inside and out. This spacious open floor plan includes a convenient visitors bathroom on the main floor and great living space that flows back through the kitchen to the rear. South facing front provides tonnes of natural light all day and comes complete with durable vinyl plank floors, stainless steel appliances, granite counters, and plenty of cupboard space. Upstairs, you'll find three large bedrooms including the primary featuring a walk-in closet and full ensuite. Two more bedrooms along with the convenience of a four piece bathroom complete the upper level. Downstairs is partly finished (framing and plumbing done) perfect for an at-home gym or anything your imagination can create. A fully fenced back yard leads to a 2 car parking pad. High efficiency furnace, certified built green home. A gorgeous family home in a beautiful family community. Book a showing today!

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2184909  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,267         |
| Acres          | 0.05          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 34 Homestead Boulevard Ne |
| Subdivision | Homestead                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 2H1                   |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Granite Counters, No Smoking Home, Tankless Hot Water                    |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Stove, Electric Water Heater, Instant Hot Water, Microwave Hood Fan, Tankless Water Heater, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                  |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard, Storage                              |
| Lot Description   | Back Yard, Interior Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                    |
| Construction      | Composite Siding, Metal Siding                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      February 8th, 2025  
Days on Market                89  
Zoning                              R-Gm

**Listing Details**

Listing Office                    CIR Realty

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