

6408 34 Avenue NW
Calgary, Alberta

MLS # A2226984



\$624,900

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|------------------|---|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 944 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Off Street, On Street, RV Access/Parking, Single Garage Detach | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Le | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt, Membrane, Rubber | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | RCG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows | | |
| Inclusions: | Radon Detector | | |

Calling all first time buyers or investors. Here's a lovingly cared for & amazingly renovated (from top to bottom) bi-level 1/2 duplex with south balcony, an amazing open concept main floor layout that features a chef's dream kitchen, 4 total bedrooms, a bright and spacious 2 bedroom illegal basement suite down and an oversized single detached garage with additional RV/extra parking. Prime Central Bowness location, just steps from the shops and restaurants of Main Street, The Bow River, several tot lot parks and tennis/basketball courts of Shouldice Park, plus close by to all levels of schools. No expenses spared on the renovations here which were all done within the last 10 years, including: new pressure treated fence between houses July 2024, Furnace service May 2025, new Roof vents to improve ventilation April 2025 (5 year warranty), New Basement electric Fireplace 2025, New washer/Dryer upstairs, New Toilet upstairs, new paint in the basement 2025, new rubber membrane roof on the house and new asphalt shingles on the garage (Over \$20k value), all new doors and all new triple pane windows, open concept layout to feature a huge center island with quartz countertops that was all remodeled in 2020, top of line stainless steel appliances, all soft close cabinetry and extra long countertop/kitchen extension with lots of room for all your kitchen appliances/gadgets and storage needs. Other upgrades include new bath fitter in both bathrooms, all trim work, doors, paint, LVP flooring thru-out, hot water heater, newer furnace, upgraded electrical including rough in for pendants above the kitchen island, new poured concrete sidewalks, new deck, nicely landscaped front and rear yard, and more