

**6507 34 Avenue NW
Calgary, Alberta**

MLS # A2259153



\$615,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	731 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Wood Frame

Foundation: Block

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to this wonderful character home on a 50' x 122' flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer.