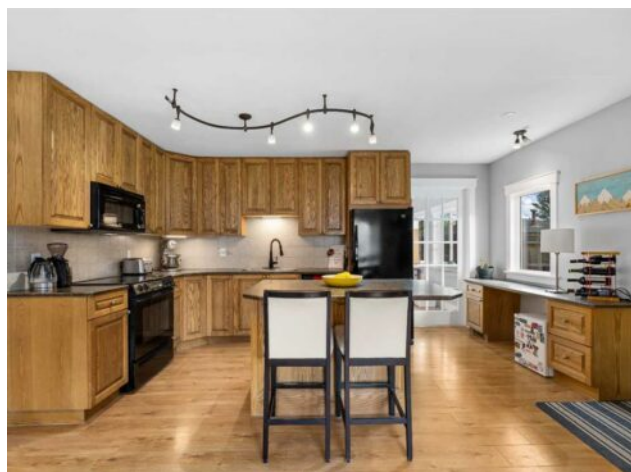


**8736 34 Avenue NW  
Calgary, Alberta**

**MLS # A2259936**



**\$614,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Oversized, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Level, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	None, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Track Lighting, Vinyl Windows		

**Inclusions:** None

**OPEN HOUSE | FRI. OCT. 10 | 4:00PM - 6:00PM | SAT. OCT. 11 | 2:00PM - 4:00PM** | Discover this charming bungalow in a generously sized lot nestled on a quiet, tree-lined street in Bowness. With 2 spacious bedrooms plus a large den, the home offers a bright, functional layout enhanced by stylish laminate flooring. The kitchen features raised-panel oak cabinetry, a soft-toned tile backsplash, black appliances, and a central island with eating bar &mdash; ideal for casual dining or entertaining. The dining area with built-in booth seating opens seamlessly into the living room, creating a welcoming flow. The primary bedroom boasts generous custom closet space, while the second bedroom comfortably fits a queen-sized bed. The 4-piece main bathroom has been refreshed with updated cabinetry, fixtures, and a tub/shower with tile surround. Notable updates include refreshed paint, newer roof and windows. A sunny front veranda, detached single oversized garage, and a fully fenced backyard with ample room to relax or garden. Steps from Bowness Park, Bow River pathways, local shops, and restaurants&mdash;with quick access out of town via 83rd Street&mdash;this home combines comfort, character, and convenience in one of Calgary&rsquo;s most beloved communities.