

\$594,500 - 7611 34 Avenue Nw, Calgary

MLS® #A2066666

\$594,500

3 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Location, location! Amazing opportunity in Bowness! Close to all amenities including swimming pool, parks, soccer fields, Shopping, Elementary and High schools. Public transportation is just outside the door step. Easy access to 16th Ave, Sarcee trail & Stoney trail. Beautiful stucco bungalow, with nearly 1750 sq. ft of living space. Separate entrance to a fully finished basement, located on a 60 ft lot on a beautiful tree-lined street. Open concept from living room to kitchen and nook area. 8-foot ceilings and original hard wood flooring throughout the entire main floor. A brand- new bright kitchen, featuring wood cabinets, tile flooring, stainless steel appliances and Corian countertops with a raised bar for entertaining family and friends. A nook area overlooking a spacious wood deck and south facing backyard with beautiful mature trees. Main level displays 3 bedrooms and a 4-pc bath. A few steps down to the lower level, a rec room, a living room with a brick fire wood fireplace, wet bar with a sink, laundry room and a 4-piece bath. The downstairs features carpet flooring throughout, with good size windows to give plenty of natural light. This home has a new 1 year old roof shingles, 6 years old water tank, and a 2 years old furnace. Fully fenced backyard. Double detached heated garage with additional 2-car park and plenty of street parking. This home is a must to see, book your showing today! BRING AN OFFER



Built in 1969

Essential Information

MLS® #	A2066666
Price	\$594,500
Sold Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7611 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Bar Fridge, Built-In Electric Range, Dishwasher, Electric Cooktop, Electric Oven, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2023
Date Sold	October 20th, 2023
Days on Market	79
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	ALLY REALTY
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