

\$600,000 - 8124 34 Avenue Nw, Calgary

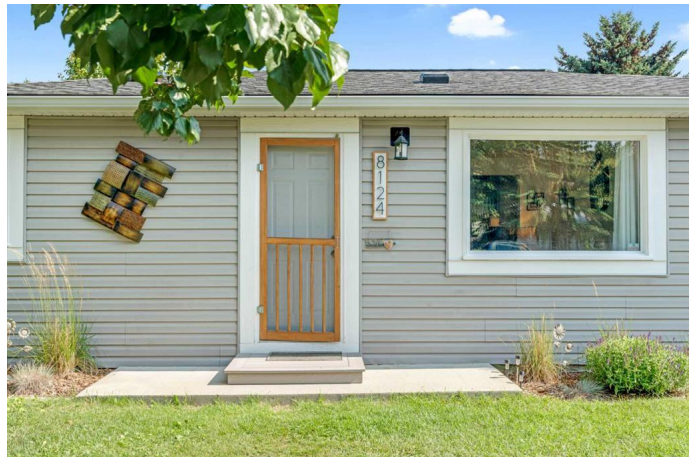
MLS® #A2077082

\$600,000

3 Bedroom, 2.00 Bathroom, 1,004 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

MASSIVE YARD | CLOSE TO PARKS, TRAILS & SCHOOLS | ABSOLUTELY CHARMING HOME | This beautifully renovated bungalow in Bowness is a true gem. Immaculate and thoughtfully designed, it's in a fantastic location, just a short walk from schools, shopping, transit, and parks. Located in a safe, peaceful neighbourhood, this three-bedroom, two-bathroom home is ready to move in. Step inside, and you'll be wowed by the open-concept living area that seamlessly connects to the kitchen and dining space. The kitchen is a highlight with a farmhouse sink overlooking the yard, stylish butcher block counters, a gas stove, and stainless-steel appliances, and an ideal layout for hosting family and friends. The main level has two spacious bedrooms that share a well-appointed four-piece bathroom. The primary bedroom boasts a convenient three-piece en suite and a generous closet space. Downstairs is a full-size laundry area, a cozy recreation/TV room, and a second room that could double as an office or crafts room. But that's not all – the expansive fenced yard is a green thumb dream with its lovely trees, garden, and plenty of room for your furry friend to explore. Plus, there's even space to add a garage in the future. With a new roof in 2020 and extensive renovations done since 2017, this home is truly a turnkey opportunity. Some additional updates since purchasing include 19-inch R54 Insulation, roof venting (6), new kitchen tap, new exterior tap, and keyless



garage door opener. Don't miss out on the chance to see this fantastic property set in a friendly, family-oriented location. Book your private showing today!

Built in 1953

Essential Information

MLS® #	A2077082
Price	\$600,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8124 34 Avenue NW
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1P9

Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Plug-In, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Wood Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 2nd, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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