

\$624,900 - 6407 35 Avenue Nw, Calgary

MLS® #A2083885

\$624,900

2 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Discover the perfect blend of classic charm and modern upgrades in this 2-bedroom, 2-bathroom renovated bungalow. As you step inside, you'll be welcomed by an open layout that seamlessly connects the living, dining, and kitchen areas, creating an inviting and airy atmosphere. The new electrical systems provide peace of mind, ensuring safety and convenience throughout the house.

On the exterior, the stylish new siding not only enhances curb appeal but also adds durability and energy efficiency to the home. The heart of this home is its gourmet kitchen, complete with stainless steel appliances, a gas stove, an inviting kitchen island, and a convenient breakfast bar. Quartz countertops and sleek cabinetry add a touch of luxury to your culinary adventures.

The main bathroom is a true standout. It boasts a double vanity, a stunning shower, and the ultimate comfort of a heated floor and towel rack.

For outdoor enthusiasts, the south-facing backyard is a perfect haven, ideal for sun-soaked relaxation and entertaining guests. The new composite deck offers an outdoor dining and relaxation space that's perfect for those summer barbecues.

Enjoy the timeless charm of this bungalow with its wrap-around porch, perfect for your



morning coffee rituals. The front yard has been thoughtfully landscaped, creating a beautiful and inviting entrance to your new home.

This renovated bungalow harmonizes modern living with classic appeal, offering an exceptional lifestyle opportunity. Conveniently located close to an array of amenities, including schools, shops, pathways, and the bow river. Schedule a viewing today!

Built in 1952

Essential Information

MLS® #	A2083885
Price	\$624,900
Sold Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6407 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1S5

Amenities

Parking Spaces	3
Parking	Off Street, Oversized, Parking Pad, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 26th, 2023
Days on Market	59
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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