\$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.

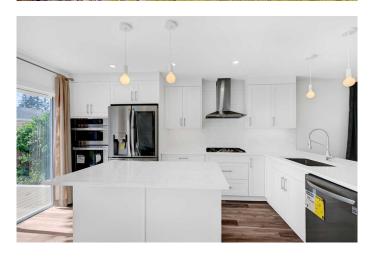
The main bathroom is a true standout. It boasts a double vanity, a stunning shower, and the ultimate comfort of a heated floor and towel rack.

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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