

\$899,900 - 7132 34 Avenue Nw, Calgary

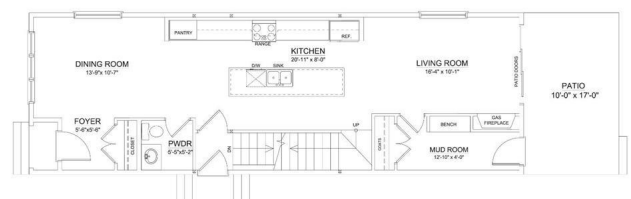
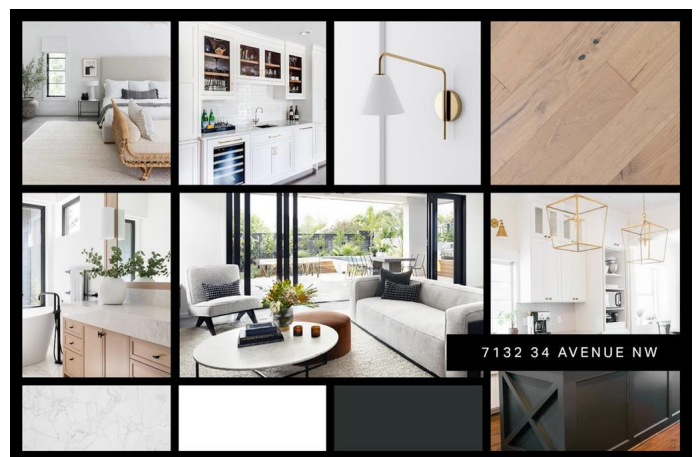
MLS® #A2093205

\$899,900

4 Bedroom, 4.00 Bathroom, 1,840 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Enjoy luxurious living close to local amenities and beautiful outdoor spaces in BOWNESS! This stunning SOUTH-FACING DETACHED infill is located in a great community with over 2,540 square feet of total living space, including a SPACIOUS 1-BED LEGAL LOWER SUITE (subject to permits & approvals by the city)! With an amazing layout & premium finishes, youâ€™™ll discover a beautiful blend of both a stylish and functional lifestyle. This home features several upgrades, including 10-ft ceilings and engineered hardwood flooring on the main floor, and upper levels finished with lush carpet. A fully-developed basement w/ a secure entrance, Luxury Vinyl Plank flooring, quartz countertops, custom cabinetry w/ soft-close hardware, and designer tile backsplash finish off this appealing home. The main floor boasts large primary living spaces, including a bright front dining room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and a built-in pantry. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, a TV feature wall, and expansive sliding patio doors overlooking the back patio â€” perfect for family gatherings! A rear mudroom hosts a bench and coat closet, with direct access to the double detached garage out back. The main floor is nicely finished w/ a luxurious powder room w/ modern vanity and designer lighting. Upstairs, youâ€™™re greeted with high ceilings leading you into the two



secondary bedrooms w/ built-in closets, a spacious laundry room w/ tile floor, window, and laundry sink, and a main 4-pc bathroom w/ vanity w/ storage and a tub/shower combo w/ full-height tile surround. The primary suite features windows on two walls for tons of natural light, a high tray ceiling, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with tile floors, a glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed basement suite (subject to permits and approvals by the city) enjoys private access through a secure side entrance, a generous-sized bedroom w/ walk-in closet, a contemporary 4-pc bath w/ modern tile and vanity, large windows, a large living area, and a full kitchen w/ full-height cabinetry, lower drawers, French door fridge, and electric range. Bowness is a stunning inner-city community with mature trees, is within walkable distance to Bow River and Shouldice Park, and provides easy access to downtown Calgary! Youâ€™re ideally located across from Our Lady of the Assumption School w/ lots of green space and a baseball diamond and kiddy-corner to the brand new Bow River Shopping Centre w/ a huge Superstore, a dog daycare, Wayback Burgers, Bowmont Animal Hospital, and more! WinSport is also moments away for tons of options for summer & winter fun, plus Paskapoo Slopes is within walking distance for the best in-town mountain biking and dog walking around! All you have to do is move in!

Built in 2024

Essential Information

MLS® #	A2093205
Price	\$899,900
Sold Price	\$895,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7132 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N3

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2023
Date Sold	May 30th, 2024
Days on Market	191
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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