

\$449,900 - 7038 34 Avenue Nw, Calgary

MLS® #A2120197

\$449,900

2 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Welcome to Arrive at Bowness, where innovation meets elegance! This townhouse, honoured with the esteemed 2017 Mayors Urban Design Award for Housing Innovation, is a beacon of contemporary living. Enjoy breathtaking views of the ridge and Canada Olympic Park while relishing easy access to both downtown and the mountains. Soak up the sun on your south-facing patio before stepping into a versatile space perfect for a home office, gym, or cozy TV/lounge area. Convenience reigns supreme with a powder room and direct access to your single attached garage. The sun-drenched open-concept main floor boasts clever space utilization and floods of natural light. Delight in a kitchen adorned with full-height white cabinetry, stainless steel appliances, and an inviting island with seating. Your private balcony, equipped with a built-in BBQ gas line, beckons for al fresco dining. Upstairs, discover stacked laundry, a linen closet, and two generous bedrooms, each boasting its own private ensuite and double closets for abundant storage. Experience convenience and community with on-site amenities including visitor parking with an electric charging station and a playground. With nearby shopping just a few steps away, including the Bow River Shopping Center which includes Superstore, Trinity Hills Development, and Calgary Farmers Market, along with convenient access to city transit, the possibilities are limitless. Don't miss your chance to make this extraordinary residence



your own and embark on a lifestyle that exceeds your wildest dreams.

Built in 2016

Essential Information

MLS® #	A2120197
Price	\$449,900
Sold Price	\$471,250
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	7038 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Realty Unleashed
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.