

\$450,000 - 7032 34 Avenue Nw, Calgary

MLS® #A2122599

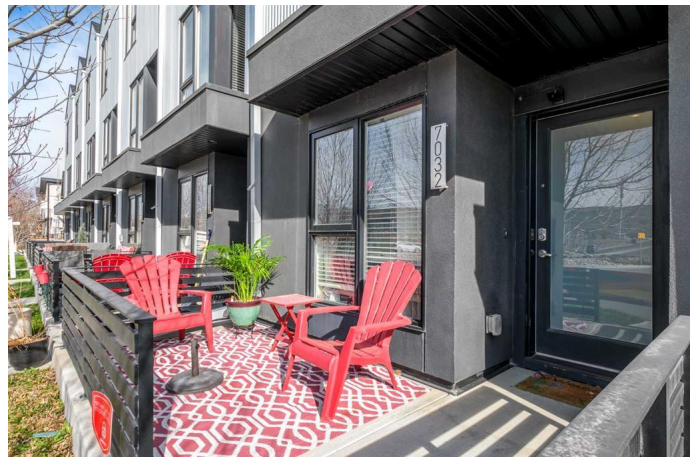
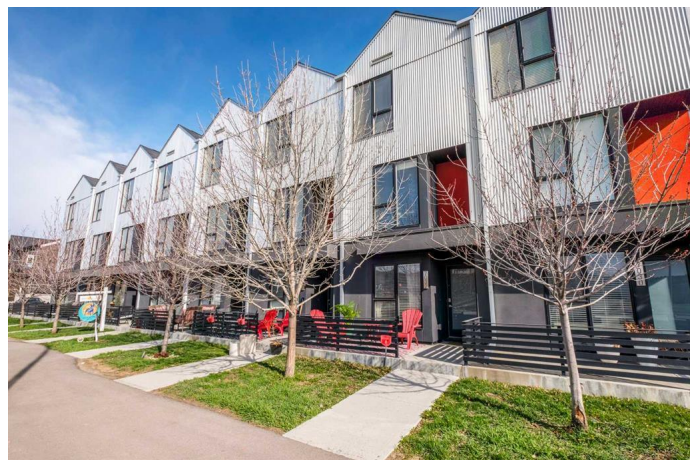
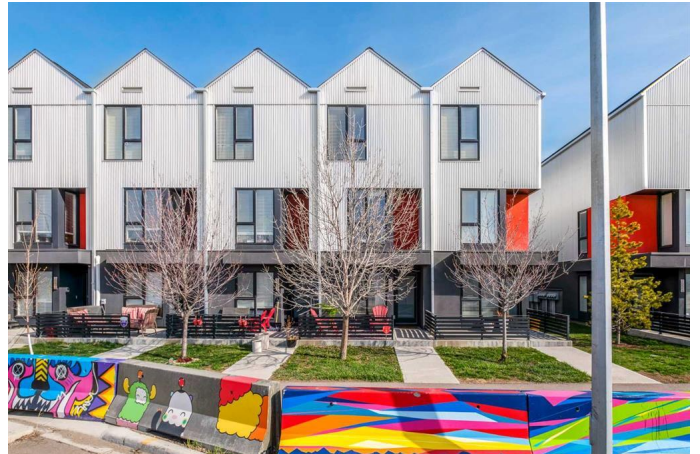
\$450,000

2 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Welcome to this charming townhouse located in ARRIVE at Bowness. This three-story gem boasts convenience, comfort, and breathtaking views, offering an ideal blend of urban living and natural beauty. When you enter, you're greeted by a versatile space on the main level, perfect for crafting your own oasis—a home office, a private gym, or a cozy playroom. Up to the second floor, where a kitchen adorned with stainless steel appliances seamlessly flows into an inviting living room. Step outside onto your balcony, the perfect spot for savoring morning coffee or hosting intimate BBQs with your gas line hookup. Venture to the top floor to discover two spacious primary suites, each boasting its own ensuite bathroom and double closets, providing ultimate privacy and comfort. Laundry day is a breeze with conveniently located laundry machines on the top floor. Outside, soak in views of Calgary Olympic Park and enjoy the proximity to the Mountains, just 45 minutes away. With downtown Calgary a mere 20-minute drive. A HEATED single attached garage provides ample storage space and includes a UTILITY SINK, while an additional parking spot on the driveway ensures convenience for guests or an additional vehicle. The complex offers additional perks including visitor parking and an electric vehicle charging station. As well as proximity to the Calgary Farmer's Market, Superstore, Dollarama and so many more. Don't miss the opportunity to make this townhome yours!



Schedule a viewing today and envision your dream lifestyle in this exceptional home.

Built in 2016

Essential Information

MLS® #	A2122599
Price	\$450,000
Sold Price	\$478,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	7032 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1N3

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Basement None

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Interior Lot, Rectangular Lot
Roof Asphalt Shingle
Construction Aluminum Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2024
Date Sold May 8th, 2024
Days on Market 6
Zoning DC
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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