

\$589,900 - 6408 34 Avenue Nw, Calgary

MLS® #A2132301

\$589,900

4 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Mortgage Helper! Calling all first time buyers or investors looking to cashflow. Here's a lovingly cared for & amazingly renovated (from top to bottom) bi-level 1/2 duplex with south balcony, an amazing open concept main floor layout that features a chef's dream kitchen, 4 total bedrooms, a bright and spacious 2 bedroom illegal basement suite down and an oversized single detached garage with additional RV/extra parking. Prime Central Bowness location, just steps from the shops and restaurants of Main Street, The Bow River, several tot lot parks and tennis/basketball courts of Shouldice Park, plus close by to all levels of schools. No expenses spared on the renovations here which were all done within the last 10 years, including: new rubber membrane roof on the house and new asphalt shingles on the garage (Over \$20k value), all new doors and all new triple pane windows, opened up layout to feature a huge centre island with quartz countertops that was all remodelled in 2020, top of line stainless steel appliances, all soft close cabinetry and extra long countertop/kitchen extension with lots of room for all your kitchen appliances/gadgets and storage needs. Other upgrades include new bath fitter in both bathrooms, all trim work, doors, paint, LVP flooring thru-out, new hot water heater, newer furnace, upgraded electrical including rough in for pendants above the kitchen island, new poured concrete sidewalks, new deck, nicely landscaped front



and rear yard, and more! Put this on your list of properties to view this May Long Weekend. Quick End of June possession available!

Built in 1972

Essential Information

MLS® #	A2132301
Price	\$589,900
Sold Price	\$605,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6408 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N1

Amenities

Parking Spaces	3
Parking	RV Access/Parking, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle, Membrane, Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 25th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.