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

MLS® #A2132301

\$589,900

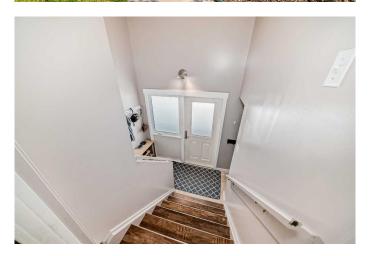
4 Bedroom, 2.00 Bathroom, 944 sqft Residential on 0.07 Acres

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)

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