

\$749,900 - 8103 34 Avenue Nw, Calgary

MLS® #A2139523

\$749,900

3 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Looking for an updated bungalow with an oversized double heated garage on an inner city CORNER lot? Well look no further than this nicely updated 2+1 bedroom (basement bedroom window may not be egress) 2 full bathroom stunner of a bungalow with a massive 27 x 25 ft garage that comes with a commercial style radiant heater, tonnes of storage, 220v wiring and all this which sits on a huge, mature treed + fully landscaped 50 x 120 ft South rear lot! Take advantage of what these owners have lovingly put into this property over the years, which features a two tiered deck and huge additional patio area, gathering area with built-in firepit, huge storage shed, lilacs, privacy screens, dog run, and so much more! Lots of nice room for kids, pets, grass and play / work areas. Inside the main floor of the house you'll notice the natural light that floods into the living area's from the oversized windows (most of which have been replaced recently), plus you'll feel nice and cool in the summer and nice and warm in the winter as most of the walls have been rebuilt with 2x6 construction and all reinsulated, there's updated kitchen with newer gas range and seperate built-in oven, updated cabinetry, fully updated bathroom with 6' luxurious soaker tub, 2 large bedrooms both with oversized windows, built-in speaker system, all new electrical and lighting that's on dimmer controls, camera alarm system could be included, new roof on house and garage in 2021/2022, newer high efficient furnace



(approx 6 years old), new oversized hot water tank in 2023, new stainless steel appliances including gas range and built-in oven and the list goes on. The basement has just recently been updated and includes a 2nd bathroom (which is almost finished, glass & tile materials can be left behind for the new owner), another bedroom, rec room and additional storage. You will be surely impressed. Get yourself a nice corner lot property on a very quiet street in Bowness and you will not regret it, as the equity will continue to grow in this prime location which is just steps from Bowness park, Shouldice Park, Canada Olympic Park, and a short drive to the Foothills, Children's Hospitals, U of C and only 15 mins to downtown! Call your favorite Realtor today to view. Please note: Restrictive covenant on title from 1912

Built in 1956

Essential Information

MLS® #	A2139523
Price	\$749,900
Sold Price	\$728,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8103 34 Avenue Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1P8

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Workshop in Garage

Interior

Interior Features	Closet Organizers, Vinyl Windows, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 21st, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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