

\$610,000 - 8320 34 Avenue Nw, Calgary

MLS® #A2142209

\$610,000

3 Bedroom, 1.00 Bathroom, 862 sqft

Residential on 0.14 Acres

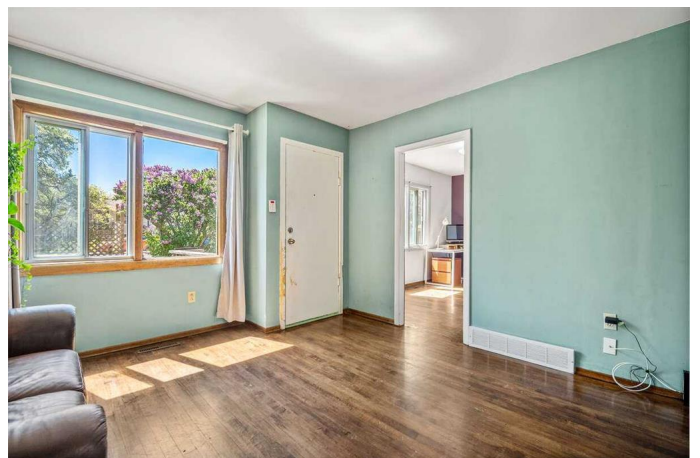
Bowness, Calgary, Alberta

For more information, please click on Brochure button below.

Beautiful, quaint bungalow on a large 50 x 120 ft lot in the heart of the sought-after Bowness community. This central location features new homes nearby and is situated on 34th Ave, providing easy access to all essential amenities within walking distance or a short drive away, including medical services, pharmacies, dental care, veterinary clinics, bakeries, dining options, boutique stores, schools, and preschool care.

The nearby ring road, Stoney Trail, offers convenient navigation throughout the city, connecting you to major highways, the Rockies, and the airport. Downtown Calgary is just a 20-minute drive away. Enjoy a leisurely walk to the new Farmers Market - NW and the soon-to-be-built Children's Health Centre. The property is also a short stroll from multiple parks along the Bow River, river valley, and off-leash dog parks.

Public transit (bus) is just steps away, providing connections to downtown, Crowfoot, North Hill, Calgary University, Trinity Hills, Winsport, and the Rocky Mountains.



Built in 1952

Essential Information

MLS® # A2142209

Price \$610,000

Sold Price	\$565,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8320 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Gas Range, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	June 17th, 2024
Date Sold	August 14th, 2024
Days on Market	58
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
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