

\$565,000 - 8625 34 Avenue Nw, Calgary

MLS® #A2152918

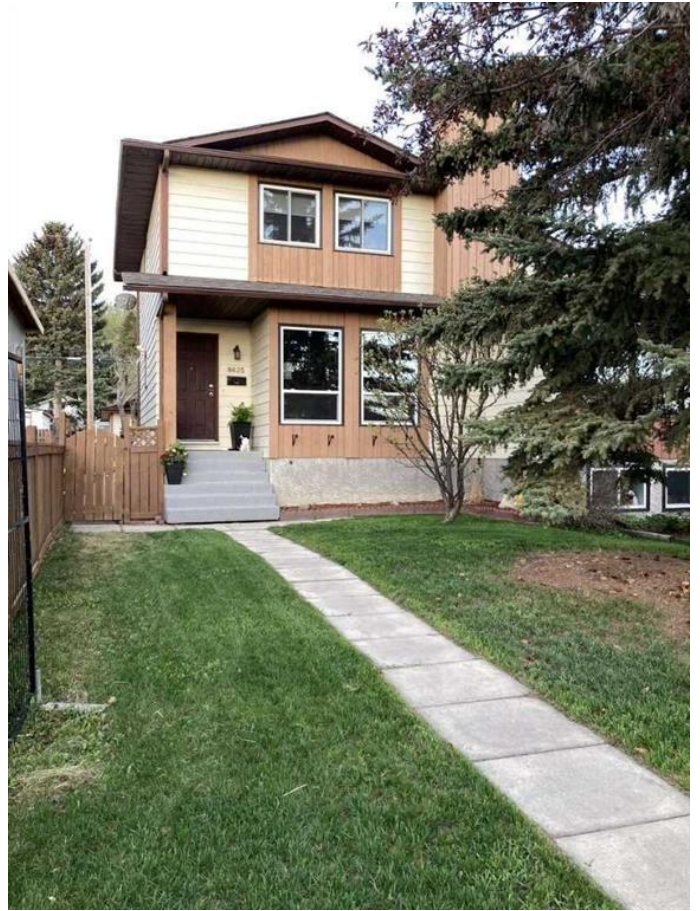
\$565,000

3 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 8625 34th Ave NW, where this charming 1176 sqft 2 storey duplex awaits. Featuring 3 bedrooms, 1 full bathroom, a 2-piece ensuite and a 2-piece main level bathroom. This home is ready to welcome with open arms. The cozy living room features a fully functioning wood fireplace which was inspected in 2023, perfect for cozy nights in while the basement offers a recreational/family room for even more space to unwind. Step outside to the inviting rear deck with an outdoor fire pit, perfect for creating unforgettable moments under the stars. This property also includes a spacious 20x22, 2 car garage for all your storage needs. Other upgrades include new roof shingles in 2020, new triple pane windows in 2014, new hot water tank in 2021, updated kitchen in 2015 and updated upper bathrooms in 2022. Located near beautiful Bowness Park, this home offers easy access to outdoor recreational activities. And with the newly built Calgary Farmers Market, Win Sports, and the Bow River Shopping center just moments away, convenience is at your fingertips. Located across the street from an elementary school and a kindergarten with plenty of green space. This west-central community is situated near Stoney Trail, providing a quick 20-minute commute to downtown and only 50 minutes to the majestic mountains. It's also a 5 minute walk to the #1 bus stop which takes you directly downtown, and the c-train station in Crowfoot is only a 5 minute drive away. Don't



let this opportunity pass by - experience the amenities of one of Calgary's most sought-after neighborhoods at a price that's within reach. This is more than a home - it's a chance to live your best life.

Built in 1981

Essential Information

MLS® #	A2152918
Price	\$565,000
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,176
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8625 34 Avenue NW
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Skylight(s), Vinyl Windows, Walk-In Closet(s)
-------------------	--



Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 9th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.