

\$588,800 - 6406 34 Avenue Nw, Calgary

MLS® #A2168481

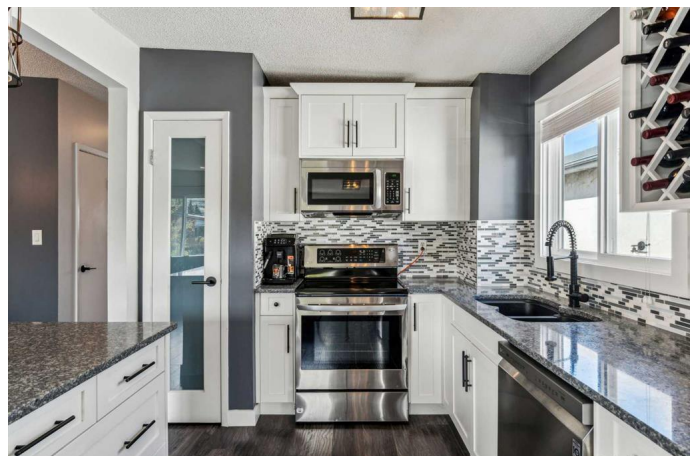
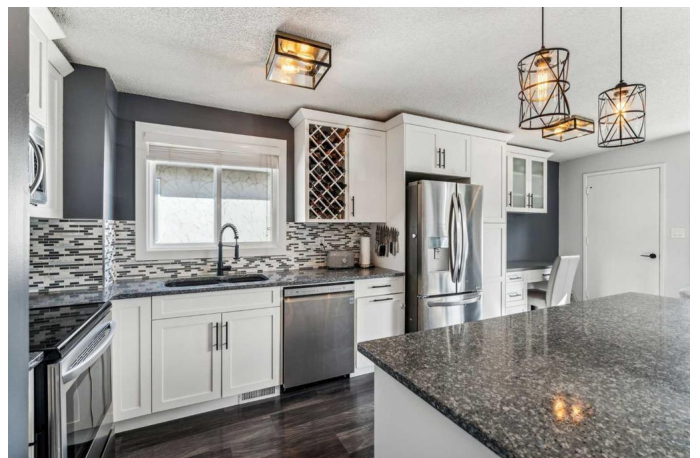
\$588,800

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 6406 34 Avenue NW, a beautifully renovated home that perfectly blends modern comfort with an ideal location. This stunning property boasts a range of impressive updates and amenities, making it perfect for both families and those looking to capitalize on its potential as an income-generating Airbnb. When you first step inside the property, you are greeted with all new interior floors that elevate the home's aesthetic while providing a fresh and modern feel throughout. The heart of the home is undoubtedly the brand-new main floor kitchen. Featuring sleek stainless steel appliances, including a microwave hood fan and a dishwasher, this kitchen is a chef's dream. The space is designed for both functionality and style, making meal preparation a joy. On the main floor all new windows flood the living space with natural light, while a majority of downstairs windows have also been replaced, enhancing energy efficiency and overall comfort. The home's new roof, valued at \$13,000, provides peace of mind for years to come. All bathrooms in the home have been tastefully renovated, showcasing contemporary fixtures and finishes that create a spa-like atmosphere. Step into the backyard and be greeted by a brand-new concrete patio, perfect for summer barbecues or cozy evenings under the stars. The newly installed exposed aggregate sidewalk adds both charm and durability, guiding you effortlessly through the outdoor



space. This meticulously designed outdoor area is ideal for entertaining guests or simply enjoying a peaceful afternoon. One of the standout features of this property is the illegal suite in the basement. This additional living space offers flexibility for guests or long-term renters, further enhancing the investment potential of the home. The homeowners have skillfully leveraged their investment by running the lower level as an Airbnb for the first three years, generating income while still enjoying the home themselves. The location is perfect for visitors to Canmore and Banff, as well as those needing proximity to the Foothills Hospital, ensuring a steady stream of potential guests. This property is more than just a house; it's a beautifully updated home with incredible features and income potential in a prime location. Whether you're looking for a comfortable family residence or a savvy investment opportunity, this property offers it all. Don't miss your chance to experience the best of what this home has to offer! Call your favorite realtor today to book an appointment!

Built in 1972

Essential Information

MLS® #	A2168481
Price	\$588,800
Sold Price	\$583,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side

Status	Sold
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Community Information

Address	6406 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N1

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden, Other, Private Yard, Permeable Paving
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 9th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

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