

\$799,900 - 7819 34 Avenue Nw, Calgary

MLS® #A2171852

\$799,900

4 Bedroom, 3.00 Bathroom, 1,738 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

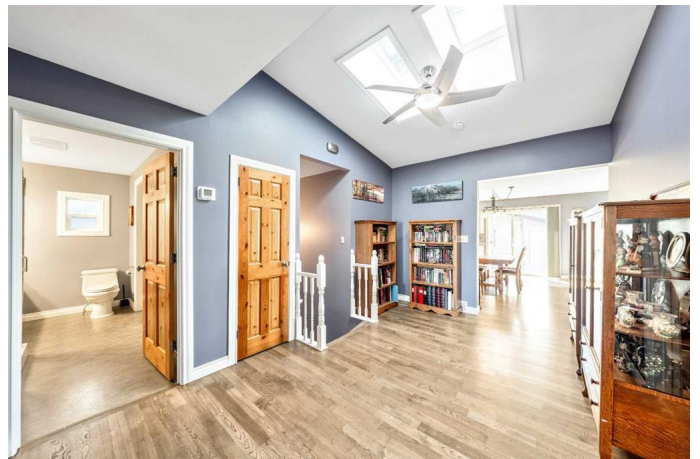
Open House November 9 Saturday 1pm to 3pm Amazing Bungalow with Over 3,333 Sq Ft of Living Space!

Step into this spacious and beautifully designed bungalow featuring an expansive primary bedroom complete with a luxurious 4-piece en-suite with an Air Jet Tub and a walk-in closet. The main floor also boasts a large second bedroom and convenient main floor laundry.

The heart of this home is its massive kitchen with granite countertops, seamlessly flowing into an oversized living room—perfect for entertaining and family gatherings.

The fully finished basement offers two additional bedrooms, a full kitchen, and a private entrance, making it ideal for guests. Off-street parking is available, ensuring convenience for everyone.

Outside, enjoy the great deck and a 24x24 heated and insulated mechanics garage, perfect for those who love to work on projects. There's also plenty of RV parking or space for extra vehicles and toys. Furnace replaced 2023, hot water tank replaced 2024 and dishwasher replaced in 2022. Construction upgrades which included: Exterior walls reframed to 2x6 with R20 insulation, Plumbing drains upgraded to plastic pipes Basement frost walls rebuilt with 2x6 framing, Egress



windows added for basement bedrooms
Soundproofed floor joists, except under the
kitchen and furnace room New HVAC
ductwork, seal taped for efficiency Subfloor
replaced with glued and screwed plywood for
durability.
Located near parks, schools, shopping, and
offering easy access to major roads, this home
truly has it all. Donâ€™t miss your
opportunityâ€™book your appointment now
before itâ€™s gone!

Built in 1954

Essential Information

MLS® #	A2171852
Price	\$799,900
Sold Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,738
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7819 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1P2

Amenities

Parking Spaces	4
Parking	Heated Garage, 220 Volt Wiring, Additional Parking, Alley Access,

Double Garage Detached, Of

Interior

Interior Features	Central Vacuum, Open Floorp
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Separate/Exte

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landc Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	November 25th, 2024
Days on Market	46
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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