

6408 34 Avenue NW  
Calgary, Alberta

MLS # A2226984



\$629,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	944 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, RV Access/Parking, Single Garage Detach		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Le		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Membrane, Rubber	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Radon Detector

Calling all first time buyers or investors. Here's a lovingly cared for & amazingly renovated (from top to bottom) bi-level 1/2 duplex with south balcony, an amazing open concept main floor layout that features a chef's dream kitchen, 4 total bedrooms, a bright and spacious 2 bedroom illegal basement suite down and an oversized single detached garage with additional RV/extra parking. Prime Central Bowness location, just steps from the shops and restaurants of Main Street, The Bow River, several tot lot parks and tennis/basketball courts of Shouldice Park, plus close by to all levels of schools. No expenses spared on the renovations here which were all done within the last 10 years, including: new pressure treated fence between houses July 2024, Furnace service May 2025, new Roof vents to improve ventilation April 2025 (5 year warranty), New Basement electric Fireplace 2025, New washer/Dryer upstairs, New Toilet upstairs, new paint in the basement 2025, new rubber membrane roof on the house and new asphalt shingles on the garage (Over \$20k value), all new doors and all new triple pane windows, open concept layout to feature a huge center island with quartz countertops that was all remodeled in 2020, top of line stainless steel appliances, all soft close cabinetry and extra long countertop/kitchen extension with lots of room for all your kitchen appliances/gadgets and storage needs. Other upgrades include new bath fitter in both bathrooms, all trim work, doors, paint, LVP flooring thru-out, hot water heater, newer furnace, upgraded electrical including rough in for pendants above the kitchen island, new poured concrete sidewalks, new deck, nicely landscaped front and rear yard, and more