

# \$624,900 - 6408 34 Avenue Nw, Calgary

MLS® #A2226984

**\$624,900**

4 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

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

Built in 1972

### **Essential Information**

MLS® #	A2226984
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	6408 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1N1

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz
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	Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt, Membrane, Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	29
Zoning	RCG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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