

# \$619,900 - 8015 34 Avenue Nw, Calgary

MLS® #A2229789

**\$619,900**

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 19 from 2:00-4:00pm Adorable Raised bungalow with a Craftsman style front door on a 50'x120' R-CG lot and a SouthWest backyard on the West side of Bowness! Main floor has one large bedroom, full 4 pc bath, eat in kitchen and spacious living room (updated in the early 2000's). The basement was developed to have 2 large bedrooms and a 2 pc bath along with storage and the laundry/utility area. Furnace and hot water tank were replaced in 2018 and electrical panel was updated in early 2000's as well. The back entry stairwell was reconfigured to have be wider for future use. This flat, fully fenced lot also has a large workshop/garage (high ceiling) with single garage door and a shed attached plus an additional parking area in the alley. Great location - 2 houses away from the little park on 34ave, close to schools, shopping and entrance to Bowness and of course the gateway to the beautiful Alberta mountains! This lil cutie is full of potential!

Built in 1953

## Essential Information

MLS® #	A2229789
Price	\$619,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	839
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8015 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1P6

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Rear Drive, See Remarks, Unpaved, Workshop in Garage
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

### Additional Information

Date Listed	June 13th, 2025
Days on Market	53
Zoning	R-CG

## **Listing Details**

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.