\$495,900 - 7040 34 Avenue Nw, Calgary

MLS® #A2230586

\$495,900

2 Bedroom, 3.00 Bathroom, 1,379 sqft Residential on 0.02 Acres

Bowness, Calgary, Alberta

Experience contemporary living at its finest in this beautifully designed townhouse — a fantastic choice for first-time buyers or investors seeking a prime location. Enjoy sweeping ridge views and convenient access to downtown Calgary and the majestic Rockies. The bright, south-facing patio invites you to start your mornings in the sun, while the versatile front room offers the perfect setup for a home office, workout space, or quiet retreat. A stylish powder room and direct access to the attached single garage add everyday functionality.

The open-concept main level is flooded with natural light, showcasing a modern kitchen with full-height cabinets, stainless steel appliances, and an oversized island with seating — perfect for entertaining or casual meals. Step onto the private balcony, equipped with a built-in gas line for your BBQ, making outdoor dining a breeze. Upstairs, you'll find two spacious bedrooms, each featuring its own ensuite bath and dual closets, along with a convenient laundry area and linen storage.

This well-planned community offers ample visitor parking (including EV charging), a children's playground, and is located just minutes from Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers' Market. With thoughtful features and a location that strikes a balance between







nature and urban access, this is an ideal opportunity to live or invest in one of Calgary's most desirable areas.

Built in 2016

Essential Information

| MLS® # | A2230586 |
|----------------|---------------|
| Price | \$495,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,379 |
| Acres | 0.02 |
| Year Built | 2016 |
| Туре | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| 7040 34 Avenue Nw |
|-------------------|
| Bowness |
| Calgary |
| Calgary |
| Alberta |
| T3B 6E8 |
| |

Amenities

| Amenities | None |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Single Garage Attached |
| # of Garages | 1 |

Interior

| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home |
|-------------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

| Heating | Central |
|-----------------|---------------------------------|
| Cooling | ENERGY STAR Qualified Equipment |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Basement | None |

Exterior

| Exterior Features | Balcony, BBQ gas line |
|-------------------|----------------------------------|
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | June 12th, 2025 |
|----------------|-----------------|
| Days on Market | 3 |
| Zoning | DC |

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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