

# \$549,900 - 6435 34 Avenue Nw, Calgary

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MLS® #A2217360

## \$549,900

2 Bedroom, 1.00 Bathroom, 783 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

This two bedroom bungalow is seated on a huge 50 x 122 lot, in the heart of Bowness, zoned R-CG, with front and back access making it a dream to developers and investors.

Located only a few minutes from downtown, the highway, a park, new shopping district and Bow river pathway, the Bowness community contains a perfect inner city home that has got it all. This property comes with a 24' x 26' heated and 220v wired detached two car garage.



Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217360    |
| Price          | \$549,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 783         |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6435 34 Avenue Nw |
| Subdivision | Bowness           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 1S5 |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Garage Control(s) |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Basement          | None                                                           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 154            |
| Zoning         | R-CG           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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