

# \$599,900 - 6507 34 Avenue Nw, Calgary

MLS® #A2259153

## \$599,900

3 Bedroom, 2.00 Bathroom, 731 sqft

Single Family on 0.14 Acres

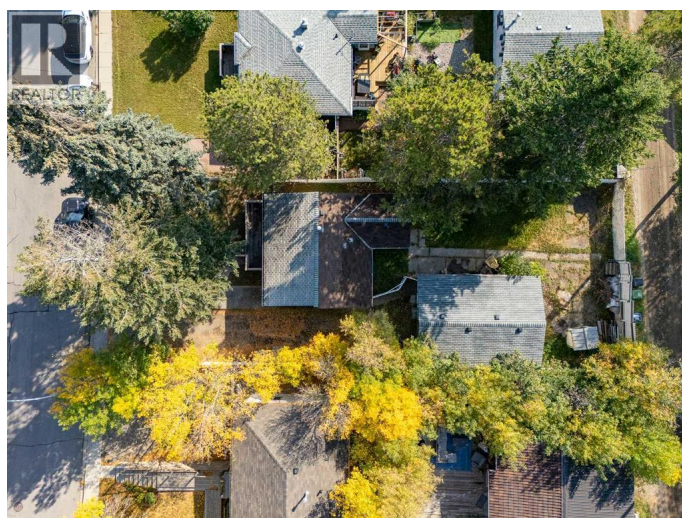
Bowness, Calgary, Alberta

Welcome to this wonderful character home on a 50' x 122' flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer. (id:6289)

Built in 1953

## Essential Information

Listing #	A2259153
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	731



Acres	0.14
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	6507 34 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1M9

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks
Parking Spaces	4
Parking	Detached Garage, Other, Parking Pad
# of Garages	2

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Block

## Listing Details

Listing Office	RE/MAX House of Real Estate
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