

\$614,900 - 8736 34 Avenue Nw, Calgary

MLS® #A2259936

\$614,900

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Single Family on 0.14 Acres

Bowness, Calgary, Alberta

Nestled on a quiet, tree-lined street just steps from Bowness Park and the Bow River pathways, this charming bungalow sits on a generous 50' x 120' lot in one of Calgary's most desirable locations.

Featuring two spacious bedrooms plus a large den, the home offers a bright and functional layout with stylish laminate flooring, updated paint, newer roof and windows. The kitchen showcases raised-panel oak cabinetry, tile backsplash, black appliances, and a central island with eating bar – perfect for casual dining or entertaining. Enjoy seamless flow from the dining area with built-in booth seating to the inviting living room. The fenced backyard and sunny front veranda provide ample space to relax, garden, or play. Walk to local caf s, shops, and the Calgary Farmers' Market West, or enjoy quick access to the Trans-Canada Highway for weekend mountain getaways. Move-in ready and full of potential, this property is ideal for young professionals, families, or savvy investors seeking exceptional value in a truly unbeatable location. (id:6289)

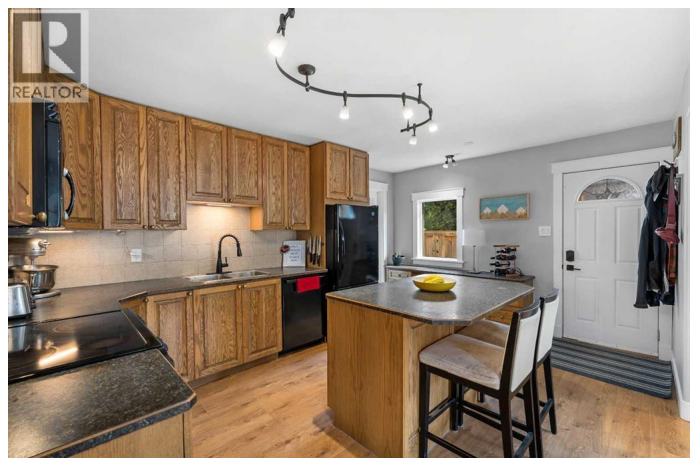
Built in 1960

Essential Information

Listing # A2259936

Price \$614,900

Bedrooms 2



Bathrooms	1.00
Square Footage	1,072
Acres	0.14
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8736 34 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1R7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Level
Parking Spaces	2
Parking	Detached Garage, Oversize, RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Aluminum siding, Brick
Foundation	None, See Remarks

Listing Details

Listing Office	KIC Realty
----------------	------------



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 2:46am PDT