

# \$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, Workshop in Garage, Unpaved |
| # 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 | 49              |
| Zoning         | R-CG            |

### **Listing Details**

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

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