

# \$599,900 - 6435 34 Avenue Nw, Calgary

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MLS® #A2217360

**\$599,900**

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	\$599,900
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	Double Garage Detached, Heated Garage, 220 Volt Wiring, Insulated
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
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	106
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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