

**6435 34 Avenue NW
Calgary, Alberta**

MLS # A2217360



\$549,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	783 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

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.