

**6508 34 Avenue NW  
Calgary, Alberta**

**MLS # A2280160**



# \$549,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge (2), Stove (2), Dishwasher (2), Microwave hoodfan, hoodfan, Washer (2), Dryer (2)

I am excited to share a new listing for a beautifully renovated half-duplex with LEGAL basement suite located in the heart of Bowness, situated just two blocks from the new Superstore and Bow River Shopping Center. This property represents an exceptional opportunity for both first-time buyers and investors. The home features a sunny, front-facing orientation and has been extensively updated. The main floor welcomes you with new luxury vinyl plank flooring and a bright living room that opens onto a front-facing balcony. The kitchen has been completely modernized with quartz countertops, soft-close cabinetry, and new appliances. This level also includes two large bedrooms, a renovated bathroom, and a dedicated laundry area. Unique architectural details, such as beautiful vaulted wood ceilings, add character throughout the space. The lower level contains a fully finished two-bedroom LEGAL basement suite, perfect for generating rental income. This suite features an open-concept living area flooded with natural light from large south-facing windows, along with its own dedicated laundry and an updated bathroom. Key mechanical and structural updates include newer windows, a furnace installed within the last few years, and a roof that is approximately 7-8 years old. All interior finishes, including flooring, doors, and baseboards, are brand new. Excellent location within Bowness as you are walking distance to Bowness Mainstreet, all shopping amenities including the new Farmer's Market, public transportation, plus great access to Downtown, West to the Mountains, Bowness and Shouldice Parks, Canada Olympic park and near major road arteries like 16th Ave and Stoney Trail. Please call your favorite agent to schedule a viewing or if you require any additional information regarding this property.