



**GRASSROOTS**  
REALTY GROUP

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**6408 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2226984**



**\$629,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, RV Access/Parking, Single Garage Detach		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Le		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	Radon Detector		

Calling all first time buyers or investors. Here's a lovingly cared for & amazingly renovated (from top to bottom) bi-level 1/2 duplex with south balcony, an amazing open concept main floor layout that features a chef's dream kitchen, 4 total bedrooms, a bright and spacious 2 bedroom illegal basement suite down and an oversized single detached garage with additional RV/extra parking. Prime Central Bowness location, just steps from the shops and restaurants of Main Street, The Bow River, several tot lot parks and tennis/basketball courts of Shouldice Park, plus close by to all levels of schools. No expenses spared on the renovations here which were all done within the last 10 years, including: new pressure treated fence between houses July 2024, Furnace service May 2025, new Roof vents to improve ventilation April 2025 (5 year warranty), New Basement electric Fireplace 2025, New washer/Dryer upstairs, New Toilet upstairs, new paint in the basement 2025, new rubber membrane roof on the house and new asphalt shingles on the garage (Over \$20k value), all new doors and all new triple pane windows, open concept layout to feature a huge center island with quartz countertops that was all remodeled in 2020, top of line stainless steel appliances, all soft close cabinetry and extra long countertop/kitchen extension with lots of room for all your kitchen appliances/gadgets and storage needs. Other upgrades include new bath fitter in both bathrooms, all trim work, doors, paint, LVP flooring thru-out, hot water heater, newer furnace, upgraded electrical including rough in for pendants above the kitchen island, new poured concrete sidewalks, new deck, nicely landscaped front and rear yard, and more