



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8015 34 Avenue NW
Calgary, Alberta

MLS # A2229789



\$619,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Rear Drive, See Remarks, Unpaved,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

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!