



GRASSROOTS
REALTY GROUP

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2636 34 Avenue NW
Calgary, Alberta

MLS # A2238888



\$729,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Live, Work & Play: Walking Distance to All Amenities from This Incredible Northwest NW Home! This wonderful Bungalow is situated in a Prime Location, offering over 2,000 sq.ft. of developed living space and exceptional walkability, just steps from schools, shopping, a supermarket, Starbucks, and the Brentwood C-Train station. Whether you're seeking a solid investment property or a flexible home with income potential, this versatile bungalow fits the bill. The main floor features a bright and spacious Living room, three good-sized bedrooms, and a full 4-piece bathroom. The fully finished basement, with a separate entry, includes two additional bedrooms and a 4-piece bath, perfect for extended family, guests, or rental potential. Outside, enjoy a landscaped and fenced backyard with back lane access, mature trees, and an oversized single detached garage. The oversized single detached garage offers plenty of space for storage, hobbies, or keeping your vehicle warm during the winter. Whether you're looking for a comfortable family home, an income property, or a smart investment in a high-demand area, this property delivers on location, space, and long-term value. Don't miss out on this opportunity!