8627 34 Avenue NW
Calgary, Alberta

MLS # A2245605

$569,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,002 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	5	**Baths:**	2
Garage:	Alley Access, Carport, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Aluminum Siding , Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Window coverings

Welcome to this spacious and fully finished 5-bedroom, 2-bathroom semi-detached home! This owner-occupied residence boasts a south-facing backyard and is ideally located directly across from a school field park, with Bowness Park just a short walk away. This charming bilevel home offers approximately 2,000 sqft of total living space, including 1,000 sqft on the main level. You'll love the large front windows, which provide excellent views of the schoolfield greenspace and ensure no direct neighbors out front. There's also plenty of street parking available. Key features include a large front deck, a tiered rear deck, carport parking off the rear lane, and garden beds in the south-exposed backyard. Plus, there's a huge storage shed that doubles as a workshop. Inside, the main floor has three bedrooms, one of which currently serves as an office with French patio doors leading to the deck. You'll also find a large country-style kitchen, a cozy wood-burning fireplace in the front living room, and a dining area perfect for family gatherings. The fully developed lower level is brightened by generously sized bilevel windows and includes two additional bedrooms, another full bathroom, and abundant storage. Properties like this are a rare find, so we encourage you to inquire promptly as it may not last long!