



GRASSROOTS
REALTY GROUP

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

7312 34 Avenue NW
Calgary, Alberta

MLS # A2254195



\$807,500

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,811 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Welcome to this charming 4 bedroom, 3.5 bath home in the heart of Bowness! With three different routes to downtown, multiple schools within walking distance, and just two right turns to be on your way to the mountains—this home is truly the oasis you’ve been dreaming of. The front exterior features a full-length south-facing patio and a freshly painted glass-panel front door that sets the tone for what awaits inside. Step in and you’re greeted by an open floor plan with large windows, filling the space with natural light, complemented by refinished hardwood floors (2021). The main floor greets you with 9' knockdown ceilings, a front dining area, and a rear living room with views of your private backyard. The renovated kitchen (2021) is truly the heart of the home, showcasing an oversized waterfall quartz island with a deep farmhouse sink, refreshed cabinetry with new hardware, and a corner pantry for all your storage needs. Upstairs, the primary bedroom offers the perfect retreat, complete with a 4-piece ensuite featuring a jetted corner tub and stand-alone shower, a spacious walk-in closet, and a private patio with glass-paneled railing—an ideal spot to sit back and relax after a long day. Two additional spacious bedrooms, a 4-piece bath, and convenient upper laundry with built-in cabinetry complete this level. The brand-new developed basement (Feb 2025) adds even more living space with a custom-built entertainment wall, a stylish wet bar, a fourth bedroom with walk-in closet, and a stunning 3-piece bath with a tiled stand-alone shower. The spacious utility room features a full wall of built-in shelving, providing ample storage for all your needs. A brand-new AC unit was installed in the summer of 2024, keeping the home cool and comfortable during those hot summer months. Step outside to enjoy your newly stained deck with gas line for BBQ, a

low-maintenance yard, and plenty of room to relax or entertain. Easy access to downtown, University District, Bowness Park, Paskapoo Slopes, Calgary Farmers Market, city transit, and more! Don't miss your chance to call this beautiful property home. Please check out the [VIRTUAL TOUR LINK](#) for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.