



**GRASSROOTS**  
REALTY GROUP

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**6507 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2259153**



**\$615,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stucco, Wood Frame

**Foundation:** Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome to this wonderful character home on a 50' x 122' flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer.