



GRASSROOTS
REALTY GROUP

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8736 34 Avenue NW
Calgary, Alberta

MLS # A2259936



\$614,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Oversized, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	None, See Remarks	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Track Lighting, Vinyl Windows		

Inclusions: None

OPEN HOUSE | FRI. SEP. 26 | 4:00-6:00PM | SAT. SEP. 27 | 2:00- 4:00PM | Discover this charming bungalow in a generously sized lot nestled on a quiet, tree-lined street in Bowness. With 2 spacious bedrooms plus a large den, the home offers a bright, functional layout enhanced by stylish laminate flooring. The kitchen features raised-panel oak cabinetry, a soft-toned tile backsplash, black appliances, and a central island with eating bar — ideal for casual dining or entertaining. The dining area with built-in booth seating opens seamlessly into the living room, creating a welcoming flow. The primary bedroom boasts generous custom closet space, while the second bedroom comfortably fits a queen-sized bed. The 4-piece main bathroom has been refreshed with updated cabinetry, fixtures, and a tub/shower with tile surround. Notable updates include refreshed paint, newer roof and windows. A sunny front veranda, detached single oversized garage, and a fully fenced backyard with ample room to relax or garden. Steps from Bowness Park, Bow River pathways, local shops, and restaurants—with quick access out of town via 83rd Street—this home combines comfort, character, and convenience in one of Calgary’s most beloved communities.