



**GRASSROOTS**  
REALTY GROUP

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2636 34 Avenue NW  
Calgary, Alberta

MLS # A2263934



**\$699,900**

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

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Wood                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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!