



GRASSROOTS
REALTY GROUP

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7018 34 Avenue NW
Calgary, Alberta

MLS # A2267760



\$459,500

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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Experience modern living at its finest in this beautifully designed townhouse in one of the most desirable community of Bowness with around 1400 Sqfeet living area is the perfect choice for FIRST_TIME buyers or INVESTORS seeking a prime location. Enjoy breathtaking ridge VIEWS with easy access to downtown Calgary and the majestic Rockies and start your mornings on the sunny south-facing patio. A convenient bedroom and direct access to the ATTACHED GARAGE and the bathroom add everyday functionality and comfort or make use of the versatile front bedroom, ideal as a home office, gym, or cozy retreat. The OPEN_CONCEPT main level is filled with natural light, featuring a sleek kitchen with full-height cabinetry, stainless steel appliances, and a spacious island with seating — perfect for entertaining or casual dining. Step onto the private balcony, complete with a built-in BBQ gas line, for effortless outdoor cooking and relaxation. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite bathroom and dual closets, plus a stacked laundry area and linen storage for added convenience. This thoughtfully planned community offers visitor parking with EV charging, a children’s playground, and proximity to Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers’ Market. With its MODERN DESIGN, practical layout, and unbeatable location, this home is an exceptional opportunity to live or invest in one of Calgary’s most desirable areas!