



6507 34 Avenue NW
Calgary, Alberta

MLS # A2302371



\$529,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	731 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Prime opportunity in Bowness! This character home sits on a 50' x 122' flat, rectangular lot—ideal for investors, developers, or those seeking future potential. The home features a functional layout with newer laminate flooring on the main level, including a cozy living room, two bedrooms, a full bathroom, and a bright kitchen with ample natural light. The basement adds further versatility with a large rec/flex space, laundry area, third bedroom, and a half bath. The south-facing, fully fenced backyard offers privacy and outdoor space, while the oversized double garage and extended driveway provide parking for 4–5 vehicles. Located close to parks, schools, shopping centres, and key amenities, this property offers both immediate livability and long-term value.