



**6420 34 Avenue NW  
Calgary, Alberta**

**MLS # A2148933**



**\$679,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Garden, Low Maintenance Landscape, Level, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, M

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** All furniture is negotiable

Fantastic curb appeal with a lovely front porch on a quiet street. Enter into the bright open design living room boasting vaulted ceilings with skylights. The kitchen has a large granite island which makes this home great for entertaining. Gas stove, newer appliances and plenty of storage as well as a pantry. The dining area has a patio door leading to the large back deck with a built in barbecue with countertops. With 2 bedrooms upstairs, the primary bedroom has a lovely 5 piece ensuite with 2 shower heads. Extra lighting in the shower as well as lighting in the closets add a nice touch. The basement has an open high ceiling area for a family room with a large window making it feel nice and bright. There is an additional bedroom with an egress window beside the laundry/utility room. New hot water tank, washer and dryer. In the back yard there is a sizeable deck with built-in barbecue/countertops and mature trees. This large R-2 lot (50x122) has a double garage with power and generous amounts of built in storage. The back fence conveniently rolls out to allow RV parking while still providing so much yard space to enjoy along with the raised garden beds and fire pit. The neighbourhood of Bowness has so much to offer and within a 5 minute walk there is unique shops, restaurants, coffee shops, pathways, yoga, groceries, schools, transit, and bike lanes to DT. All within a 5 minute drive to off leash parks, University district, Market mall, theatres and all very close to the river, yet not in the flood fringe. Located close to the new farmers market, Winsport/COP, U of C, hospitals AND offers quick access to the mountains!