



7819 34 Avenue NW
Calgary, Alberta

MLS # A2171852



\$799,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,738 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, F		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Open House November 9 Saturday 1pm to 3pm Amazing Bungalow with Over 3,333 Sq Ft of Living Space! Step into this spacious and beautifully designed bungalow featuring an expansive primary bedroom complete with a luxurious 4-piece en-suite with an Air Jet Tub and a walk-in closet. The main floor also boasts a large second bedroom and convenient main floor laundry. The heart of this home is its massive kitchen with granite countertops, seamlessly flowing into an oversized living room—perfect for entertaining and family gatherings. The fully finished basement offers two additional bedrooms, a full kitchen, and a private entrance, making it ideal for guests. Off-street parking is available, ensuring convenience for everyone. Outside, enjoy the great deck and a 24x24 heated and insulated mechanics garage, perfect for those who love to work on projects. There’s also plenty of RV parking or space for extra vehicles and toys. Furnace replaced 2023, hot water tank replaced 2024 and dishwasher replaced in 2022. Construction upgrades which included: Exterior walls reframed to 2x6 with R20 insulation, Plumbing drains upgraded to plastic pipes Basement frost walls rebuilt with 2x6 framing, Egress windows added for basement bedrooms Soundproofed floor joists, except under the kitchen and furnace room New HVAC ductwork, seal taped for efficiency Subfloor replaced with glued and screwed plywood for durability. Located near parks, schools, shopping, and offering easy access to major roads, this home truly has it all. Don’t miss your opportunity—book your appointment now before it’s gone!