



GRASSROOTS
REALTY GROUP

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6512 34 Street SW
Calgary, Alberta

MLS # A2202194



\$839,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s)		

Inclusions: garage door opener

Move right into this Lakeview updated bungalow on a 50x100 foot lot. The main floor open layout offers a spacious front living room with sunny west windows stretching across the front of the home. Engineered hand scraped flooring throughout the main floor of the home. The eat in kitchen has custom wood cabinets and updated appliances, tiled backsplash and brushed nickel hardware. The other side of the home there are 3 bedrooms and a 4piece Bathroom. The Basement hosts a 4th bedroom with Egress window and Raised Flooring for extra warmth, as well a 3-piece Bathroom and spacious Recreation Room. There is plenty of parking on the long front driveway and there is an oversized Double Detached Garage at the back with alley access. Conveniently located just a block to Schools, local Shopping, dog park, and the North Glenmore Park. Also, a short commute to Westhills shopping, Mount Royal University and only 12 minutes to Downtown. Glenmore Reservoir offers so much for the outdoorsman. Biking, Hiking, Rowing, Sailing and Kayaking.