



**GRASSROOTS**  
REALTY GROUP

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**6304 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2210527**



**\$609,999**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Tri		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Separate Entrance		

**Inclusions:** Dishwasher, Electric Range, Range Hood, Refrigerator

Are you looking to house hack and live cheaper? What about on a corner lot with street access from both sides of a suited home? This updated bungalow has already been through legalization with lower windows, and the oversized single garage is the size of a double. Well thought out exterior space for both legal suites that share common laundry offers a more private set up for tenants. Whether you are an investor looking to have both rented out, or you want to live in one and rent the other &ndash; this opportunity is for you. Recently landscaped with 2024 shingles, there is an opportunity here for some sweat equity in the suites, while also being move in ready. Both suites have 2 bedrooms and 1 bathroom, while both offering separate living/dining areas and full kitchens with dishwashers and a pantry. The top suite has a large front patio, mature trees and can support additional fencing to have an independent yard. The lower suite already has its own yard space and patio. Separate entrances are also on separate streets, so there is a unique level of autonomy for both residents. An immediate possession is possible with assumed tenants, or an August 5 possession for vacant property. Book your showing with your trusted agent before She Gon&rsquo;