

\$584,900 - 8629 34 Avenue Nw, Calgary

MLS® #A2211622

\$584,900

5 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this meticulously maintained, owner-occupied, semi-detached home which reflects pride in ownership both inside and out. This charming residence features a total of five bedrooms and two bathrooms within its spacious 1,000 sqft Bilevel design (one side is a 2 storey and this side is a Bilevel). Lovingly cared for by a single owner for 35 years, this home offers approximately 2,000 sqft of total living space. The property enjoys a prime location, with expansive windows providing a direct view of a large playground and an elementary school beyond. Highlights of this exceptional home include the beautiful hardwood flooring on the main level, newer windows, attractive oak kitchen cabinetry, updated bathrooms, and a cozy wood-burning fireplace in the living room. The fully developed lower level is enhanced by generously sized Bilevel windows that allow ample sunlight, two additional bedrooms(require legal egress windows), a updated three-piece bathroom, newer tile flooring, and abundant storage space. The property boasts newly poured concrete sidewalks, a newer south-facing rear deck, and a large covered carport. The exterior is designed for low maintenance, ensuring a care-free lifestyle. We encourage you to inquire promptly, as properties of this caliber are rare and tend not to remain available or on the market for long. Hurry on this one!!

Built in 1981



Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2211622 |
| Price | \$584,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,003 |
| Acres | 0.07 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8629 34 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1R5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Covered, Carport, Rear Drive |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Private Yard |
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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