$615,000 - 6507 34 Avenue Nw, Calgary

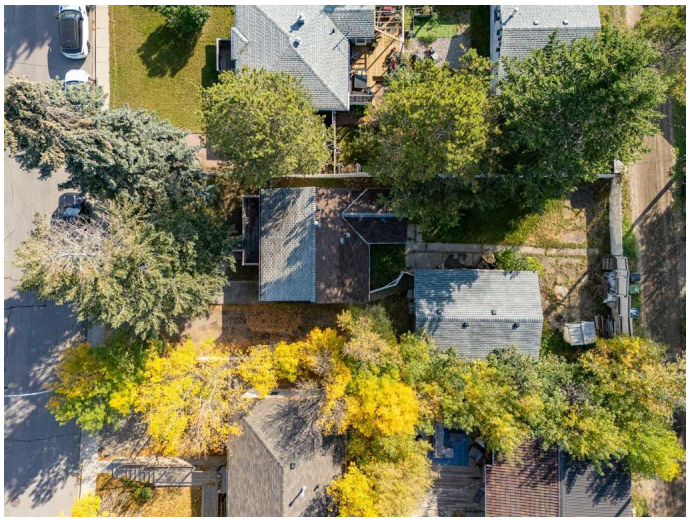
MLS® #A2259153

$615,000
3 Bedroom, 2.00 Bathroom, 731 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPEN HOUSE Saturday September 27 from 1pm - 3pm Welcome to this wonderful character home on a 50â€™ x 122â€™ flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer.

Built in 1953



Essential Information

MLS® #	A2259153
Price	$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	731
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6507 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1M9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 22nd, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate

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