



GRASSROOTS
REALTY GROUP

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6435 34 Avenue NW
Calgary, Alberta

MLS # A2310470



\$519,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	783 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Welcome to 6435 34 Avenue NW. This large 50' x 122' Bowness property is a great opportunity for investors, developers, or a creative homebuyer looking to add their touch to this cute 1950 built Bungalow. Bowness continues to revitalize into one of Calgary's most desirable neighbourhoods. It is a short drive to downtown and has quick access to major roadways going in all directions, especially for those wanting to head west to the mountains. It has great schools from Grade K-9 and is also a short trip to the University of Calgary or Southern Alberta Institute of Technology. A short bike ride gets you to Bowness Park, the Bow River and all the great river pathways and even Canada Olympic Park. Shopping and Restaurants are also close by. A large lot in this great location won't last long so book a showing with your favourite REALTOR today.