



**6751 34 Avenue NE**  
**Calgary, Alberta**

**MLS # A2313148**



**\$634,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting, Vinyl Windows		

**Inclusions:** Basement Desk and filing cabinet

Beautifully renovated 3-bedroom bungalow located in the welcoming community of Temple, offering Tremendous Value and Potential to be suited (Pending City Permits and Approvals). Lovingly cared for and meticulously maintained over the years, this home showcases true pride of ownership throughout. The fully renovated main floor offers a bright, modern open-concept design highlighted by high-end craftsmanship and thoughtful custom details. The beautifully updated kitchen features quartz countertops, a timeless tile backsplash, stainless steel appliances, premium hardware, under-cabinet lighting, and elegant built-in accents throughout. A standalone island creates both functional workspace and natural separation, making it ideal for everyday living and entertaining alike. The adjoining dining area is enhanced by custom built-in cabinetry with matching countertops, creating a stylish and practical serving space perfect for family gatherings and dinner parties. Large updated vinyl windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The living room serves as a cozy focal point, anchored by a stunning gas-assisted wood-burning fireplace that adds both charm and comfort. The spacious primary bedroom provides a relaxing retreat, complete with its own private 3-piece ensuite featuring a beautifully finished full-tile shower. Two additional main-floor bedrooms are generously sized, bright, and well-suited for family, guests, or home office flexibility. The lower level is where this home truly sets itself apart, offering exceptional versatility and exciting future possibilities. With its private rear access, functional layout, and substantial finished space, the basement presents outstanding potential for multi-generational living or future secondary suite development, subject to municipal approval and permitting. A large walk-behind wet

bar already serves as an impressive entertaining feature while also providing an excellent starting point for a future kitchenette conversion. Two sizeable bedrooms are thoughtfully positioned on opposite ends of the basement, including one featuring a brand-new full egress window. A full bathroom, dedicated den or office space, and an expansive recreation room complete the lower level, creating a highly adaptable space ready to suit a variety of needs and lifestyle options. The private rear entrance opens onto a large concrete patio with convenient access to the sidewalk, street, and oversized double detached garage with rear lane access—further enhancing the lower level’s accessibility and long-term flexibility. Ideally located close to parks, schools, shopping, and everyday amenities, this beautifully updated home offers the perfect blend of comfort, craftsmanship, and investment potential in an established family-friendly community.