



GRASSROOTS
REALTY GROUP

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6751 34 Avenue NE
Calgary, Alberta

MLS # A2327416



\$599,900

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

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

Inclusions: N/A

Beautifully renovated 3-bedroom bungalow in the family-friendly community of Temple, offering exceptional value and excellent potential for a future secondary suite (subject to City approvals and permits). Lovingly maintained and meticulously cared for over the years, this home reflects true pride of ownership from top to bottom. The fully renovated main floor showcases a bright, open-concept layout with quality craftsmanship and thoughtfully designed custom finishes throughout. The stunning kitchen features quartz countertops, a timeless tile backsplash, stainless steel appliances, premium hardware, under-cabinet lighting, and elegant built-in details. A standalone island provides additional workspace while creating a natural separation between the kitchen and living areas, making it ideal for both everyday living and entertaining. The adjoining dining space is complemented by custom built-in cabinetry with matching quartz countertops, offering both style and functionality for hosting family and friends. Large updated vinyl windows flood the home with natural light, creating a warm and inviting atmosphere throughout. The living room is centered around a beautiful gas-assisted wood-burning fireplace, adding warmth, character, and comfort. The spacious primary bedroom serves as a private retreat and includes a well-appointed 3-piece ensuite with a beautifully finished full-tile shower. Two additional bedrooms on the main floor are generously sized and provide flexible space for family, guests, or a home office. The lower level is where this home truly shines, offering incredible flexibility and future potential. Featuring a private rear entrance, a functional layout, and substantial finished living space, the basement is ideally suited for multi-generational living or future secondary suite development (subject to municipal approvals and permitting). A large walk-behind wet

bar is already in place, serving as a fantastic entertaining space while also providing an excellent foundation for a future kitchenette. Two spacious bedrooms are located on opposite sides of the basement for added privacy, including one with a brand-new full egress window. The lower level is completed by a full bathroom, a dedicated den or office, and a large recreation room, creating a versatile space that can easily adapt to a variety of lifestyles. Outside, the private rear entrance leads to a spacious concrete patio with direct access to the sidewalk, street, and oversized double detached garage with rear lane access, further enhancing the basement's convenience and long-term functionality. Ideally situated close to parks, schools, shopping, and everyday amenities, this beautifully updated home combines modern finishes, exceptional craftsmanship, and outstanding investment potential in one of northeast Calgary's established family communities.