



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7804 34 Avenue NW
Calgary, Alberta

MLS # A2327515



\$569,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	892 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Reve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to a nicely renovated 3 bedroom bungalow on a huge 68ft frontage lot, including a bonus: a one-bedroom LEGAL lower suite!! The upstairs was recently renovated featuring new carpeting in all 3 bedrooms and an updated 4-pce bathroom. The lower level was also recently renovated. The lower legal suite has an existing tenant at \$1,195/month including utilities and they are on a lease until August 31, 2026 (rent could be increased) and the tenant would like to stay. The upstairs also features real hardwood floors in the living areas and tile flooring in the kitchen. This property is a great first home with income potential or an excellent revenue producing property. Located on a quiet street in the heart of the great inner city community of Bowness!! Fantastic location, close to Trinity Hills box stores and Superstore, only 8-10 minutes to U of C, a short commute to downtown and easy access west to the mountains! Hurry on this great revenue producing property!!!