



GRASSROOTS
REALTY GROUP

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7622 34 Avenue NW
Calgary, Alberta

MLS # A2328714



\$524,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,030 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Great opportunity to own an owner occupied SxS duplex on a massive 183ft deep lot in the heart of Bowness! An amazing architectural design, these story and half units offer a very unique design not found anywhere else!! This side (7622) of the duplex is being offered together with the attached unit next door (7624), making it an excellent investment or redevelopment opportunity. Inside, you'll find a bright and inviting floor plan with numerous updates throughout. The spacious living and dining areas with newer vinyl flooring flows into the updated kitchen, featuring granite countertops, stainless steel appliances, and plenty of cabinet and counter space. The main floor also offers a generously sized primary bedroom and an updated 4-piece bathroom. Upstairs, you'll find two spacious bedrooms, a convenient 2-piece bathroom, and newer windows that enhance both energy efficiency and natural light. The finished basement provides a large recreation room, offering flexible space for a media room, home gym, office, or play area, along with a dedicated laundry and storage area. Outside, enjoy the peaceful front deck surrounded by mature trees, while the spacious backyard offers plenty of room for entertaining, gardening, or relaxing around the fire pit. Completing the property is a single detached garage. With its many updates, functional layout, and excellent Bowness location close to parks, schools, shopping, and the Bow River, this property is a fantastic opportunity for investors, families, or those looking to own a full duplex in a well-established community. ***Both sides of this duplex are listed separately but must be sold together.***