



GRASSROOTS
REALTY GROUP

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7624 34 Avenue NW
Calgary, Alberta

MLS # A2328715



\$470,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,052 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Great opportunity to own an owner occupied SxS duplex (BOTH SIDES MUST BE SOLD TOGETHER) on a massive 195ft deep lot in the heart of Bowness! An amazing architectural design, these 1.5 storey units offer a very unique design not found anywhere else!! This side (7624) of the duplex is being offered together with the attached unit (7622), making it an excellent investment or redevelopment opportunity (total cost for both sides is \$995k). Step inside to discover hardwood floors and a bright, open-concept layout. The main floor features a spacious family room with a cozy wood-burning fireplace, an adjacent dining area, a fully equipped kitchen, a primary bedroom, and a 4-piece bathroom. Upstairs, you'll find two generously sized bedrooms and a convenient 2-piece bathroom. The fully developed basement offers a large recreation room, an additional bedroom, and a 4-piece bathroom, providing plenty of space for family or guests. Outside, the front deck is surrounded by mature trees, creating a peaceful setting to relax and unwind. The large backyard features a fire pit, a double detached garage, and a storage shed, offering ample space for outdoor enjoyment and additional storage. Whether you're looking for an income property, multi-generational living, or a future redevelopment opportunity, this full duplex presents exceptional value in one of Calgary's most desirable northwest communities. This side needs some cosmetic TLC, hence the aggressive pricing! ***Both sides of this duplex are listed separately but must be sold together.***