

7803 34 Avenue NW
Calgary, Alberta

MLS # A2175953



\$535,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	842 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Inter		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Open House this Saturday 1:30-4pm & Sunday 11am-1pm | Impressive! Here's a fully updated, (inside and out) half duplex in the popular community of Bowness! The current owner has lovingly invested time and energy into this home, making it move-in-ready for it's new owners, including a new roof and new siding six years ago. As you walk up to this property you will notice its decorative front fence and nicely landscaped yard which includes new gates and new fencing along the side of the property as well. As you enter inside, you are greeted by a large entrance way with high end luxury vinyl flooring, which leads you to the upper floor which consists of a well-lit living room, a well appointed dining area and an updated kitchen with stainless steel appliances. 2 full sized bedrooms and large bathroom complete the upper floor. The downstairs is fully finished and features a brand new bathroom which was gutted down to the studs, another large bedroom, and a huge recreation room with massive windows and a cozy wood burning fireplace with stone surround. With a few modifications this property could be suited, or could be left as a nice family home in it's current state. Amazing location as you are walking distance to the new Superstore, close to the Bow River and Bowmont walking paths and a short bike ride to Shouldice Park. You're 10-15 mins to downtown, great access to the #1 highway which leads you to the Mountains, close to U of C, the Children's & Foothills Hospitals, and Canada Olympic Park is at your doorstep. Call your favorite Realtor today to view this beautiful property!