

\$549,900 - 6435 34 Avenue Nw, Calgary

MLS® #A2217360

\$549,900

2 Bedroom, 1.00 Bathroom, 783 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

This two bedroom bungalow is seated on a huge 50 x 122 lot, in the heart of Bowness, zoned R-CG, with front and back access making it a dream to developers and investors.

Located only a few minutes from downtown, the highway, a park, new shopping district and Bow river pathway, the Bowness community contains a perfect inner city home that has got it all. This property comes with a 24' x 26' heated and 220v wired detached two car garage.



Built in 1950

Essential Information

MLS® #	A2217360
Price	\$549,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	783
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6435 34 Avenue Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	153
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.