

\$707,000 - 7312 34 Avenue Nw, Calgary

MLS® #A2262158

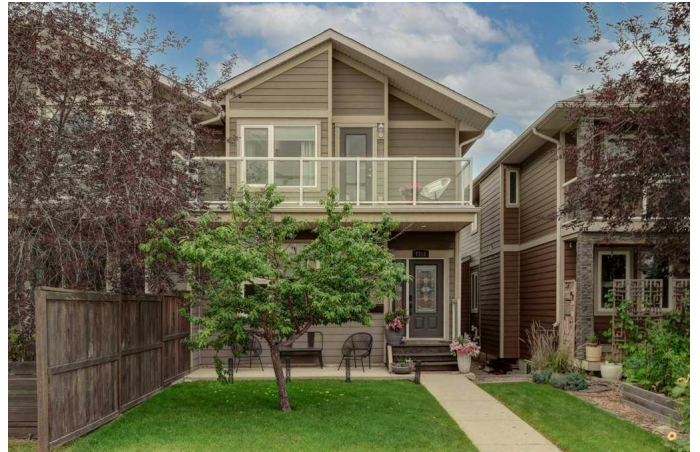
\$707,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this charming 4-bedroom, 3.5-bath home in the heart of Bowness! Just a 2-minute walk to the new Superstore, with excellent transit options, quick access to the C-Train, multiple schools nearby, and only two right turns to be on your way to the mountains—this location truly can't be beat. The curb appeal is inviting with a full-length south-facing front patio and a freshly painted glass-panel front door, setting the tone for what awaits inside. Step in to an open floor plan filled with natural light from large windows, beautifully complemented by refinished hardwood floors (2021). The main floor features 9' knockdown ceilings, a welcoming front dining area, and a cozy rear living room overlooking your private backyard. Step outside to your freshly stained deck, complete with a gas line for your BBQ—perfect for outdoor dining and entertaining. The low-maintenance yard provides plenty of space to relax or host gatherings, while the insulated double detached garage, just steps from the back door, offers built-in shelving and extra storage. The renovated kitchen (2021) is the heart of the home, showcasing an oversized waterfall quartz island with a deep farmhouse sink, refreshed cabinetry with new hardware, and a corner pantry for all your storage needs. The brand-new developed basement (Feb 2025) adds even more living space with a custom-built entertainment wall, a stylish wet bar, a fourth bedroom with walk-in closet, and



a stunning 3-piece bath with a tiled stand-alone shower. The spacious utility room includes a full wall of built-in shelving, offering ample storage. Upstairs, the primary suite offers the perfect retreat with a 4-piece ensuite featuring a jetted corner tub and stand-alone shower, a spacious walk-in closet, and a private balcony with glass-paneled railing—an ideal spot to relax at the end of the day. Two additional bedrooms, a 4-piece bath, and convenient upper-level laundry with built-in cabinetry complete this level. Additional upgrades include a new A/C unit (2024) for summer comfort. Enjoy unbeatable access to downtown, University District, Bowness Park, Paskapoo Slopes, Calgary Farmers Market, city transit, and more! Don't miss your chance to call this beautiful property home. Be sure to view the VIRTUAL TOUR LINK for interactive floor plans, hi-def photos, and a room-by-room virtual walkthrough.

Built in 2007

Essential Information

MLS® #	A2262158
Price	\$707,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7312 34 Avenue Nw
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Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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