\$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

Type Residentia
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 173
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.