

# \$649,500 - 8555 34 Avenue Nw, Calgary

MLS® #A2233488

**\$649,500**

3 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Charming Bungalow in Desirable West Bowness – Across from a Park! Welcome to this beautifully maintained bungalow in the sought-after west end of Bowness! Perfectly located across from a park with no homes in front and a sunny south-facing backyard, this home offers a rare combination of privacy, natural light, and outdoor enjoyment.

Just steps from all levels of schools, shopping, the Bow River, and the renowned Bowness Park, this home places you in the heart of a vibrant, family-friendly community.

This long-term family home has been lovingly cared for, with major updates already completed – including the roof, furnace, hot water tank, kitchen, and windows. The primary ensuite has been transformed into a luxurious spa-like retreat, perfect for unwinding at the end of the day.

Downstairs offers ample space for both relaxing and entertaining, with room for a pool table, a generously sized bedroom, a dedicated office or games room, and abundant storage. A cozy wood-burning stove adds charm and warmth on chilly winter nights. Step outside to your own private sanctuary. The covered 3-season patio is perfect for entertaining, while the hot tub-ready setup adds a touch of luxury. You'll also appreciate the huge RV parking pad with a basketball net – ideal for active families and guests. Whether you're looking to move in and enjoy, entertain year-round, or explore



redevelopment opportunities, this property offers endless potential. Don't miss out"book your showing today! Homes like this in Bowness don't last long!

Built in 1961

### Essential Information

MLS® #	A2233488
Price	\$649,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8555 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1R3

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Heated Garage, On Street, Oversized, Parking Pad, Gated, Rear Drive, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Closet Organizers, Jetted Tub, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, Private, Treed, Few Trees, Gazebo, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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