

\$609,999 - 6304 34 Avenue Nw, Calgary

MLS® #A2210527

\$609,999

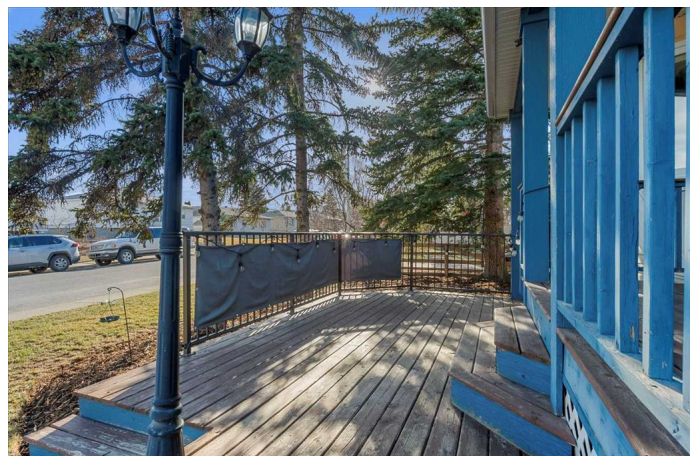
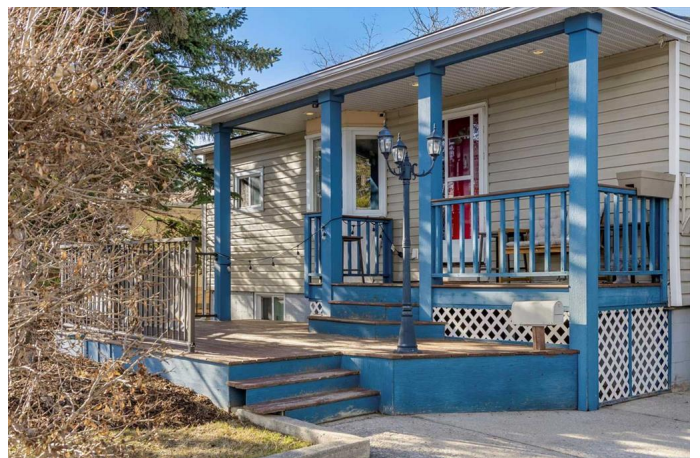
4 Bedroom, 2.00 Bathroom, 907 sqft
Residential on 0.13 Acres

Bowness, Calgary, Alberta

Are you looking to house hack and live cheaper? What about on a corner lot with street access from both sides of a suited home? This updated bungalow has already been through legalization with lower windows, and the oversized single garage is the size of a double. Well thought out exterior space for both legal suites that share common laundry offers a more private set up for tenants. Whether you are an investor looking to have both rented out, or you want to live in one and rent the other – this opportunity is for you. Recently landscaped with 2024 shingles, there is an opportunity here for some sweat equity in the suites, while also being move in ready. Both suites have 2 bedrooms and 1 bathroom, while both offering separate living/dining areas and full kitchens with dishwashers and a pantry. The top suite has a large front patio, mature trees and can support additional fencing to have an independent yard. The lower suite already has its own yard space and patio. Separate entrances are also on separate streets, so there is a unique level of autonomy for both residents. An immediate possession is possible with assumed tenants, or an August 5 possession for vacant property. Book your showing with your trusted agent before She Gon™.

Built in 1955

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2210527 |
| Price | \$609,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 907 |
| Acres | 0.13 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6304 34 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1M7 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 3 |
| Parking | Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Triangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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