\$615,000 - 6507 34 Avenue Nw, Calgary

MLS® #A2259153

\$615,000

3 Bedroom, 2.00 Bathroom, 731 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to this wonderful character home on a 50' x 122' flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer.

Built in 1953

Essential Information

MLS® # A2259153

Price \$615,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 731







0.14 Acres

Year Built 1953

Type Residential

Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 6507 34 Avenue Nw

Subdivision **Bowness** City Calgary County Calgary Province Alberta Postal Code T3B1M9

Amenities

Parking Spaces 4

Alley Access, Double Garage Detached, Driveway, Off Street, Parking **Parking**

Pad

2 # of Garages

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Block

Additional Information

Date Listed September 22nd, 2025

Days on Market 1 Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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