

# **\$584,900 - 8629 34 Avenue Nw, Calgary**

MLS® #A2211622

**\$584,900**

5 Bedroom, 2.00 Bathroom, 1,003 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE - Saturday, April 19, 2025, 1:30-4:00 pm \*\*\* Welcome to this meticulously maintained, owner-occupied, semi-detached home which reflects pride in ownership both inside and out. This charming residence features a total of five bedrooms and two bathrooms within its spacious 1,000 sqft Bilevel design (one side is a 2 storey and this side is a Bilevel). Lovingly cared for by a single owner for 35 years, this home offers approximately 2,000 sqft of total living space. The property enjoys a prime location, with expansive windows providing a direct view of a large playground and an elementary school beyond. Highlights of this exceptional home include the beautiful hardwood flooring on the main level, newer windows, attractive oak kitchen cabinetry, updated bathrooms, and a cozy wood-burning fireplace in the living room. The fully developed lower level is enhanced by generously sized Bilevel windows that allow ample sunlight, two additional bedrooms(require legal egress windows), a updated three-piece bathroom, newer tile flooring, and abundant storage space. The property boasts newly poured concrete sidewalks, a newer south-facing rear deck, and a large covered carport. The exterior is designed for low maintenance, ensuring a care-free lifestyle. We encourage you to inquire promptly, as properties of this caliber are rare and tend not to remain available or on the market for long. Hurry on this one!!



Built in 1981

## Essential Information

MLS® #	A2211622
Price	\$584,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	8629 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R5

## Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Carport, Rear Drive

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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