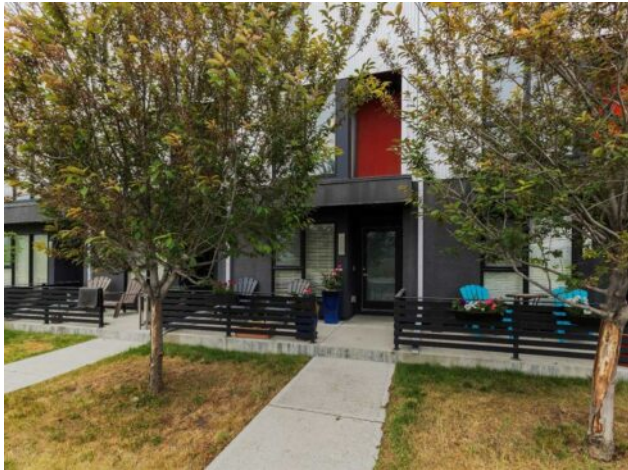


7040 34 Avenue NW
Calgary, Alberta

MLS # A2230586



\$495,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,379 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Electric Fireplace

Experience contemporary living at its finest in this beautifully designed townhouse — a fantastic choice for first-time buyers or investors seeking a prime location. Enjoy sweeping ridge views and convenient access to downtown Calgary and the majestic Rockies. The bright, south-facing patio invites you to start your mornings in the sun, while the versatile front room offers the perfect setup for a home office, workout space, or quiet retreat. A stylish powder room and direct access to the attached single garage add everyday functionality. The open-concept main level is flooded with natural light, showcasing a modern kitchen with full-height cabinets, stainless steel appliances, and an oversized island with seating — perfect for entertaining or casual meals. Step onto the private balcony, equipped with a built-in gas line for your BBQ, making outdoor dining a breeze. Upstairs, you'll find two spacious bedrooms, each featuring its own ensuite bath and dual closets, along with a convenient laundry area and linen storage. This well-planned community offers ample visitor parking (including EV charging), a children's playground, and is located just minutes from Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers' Market. With thoughtful features and a location that strikes a balance between nature and urban access, this is an ideal opportunity to live or invest in one of Calgary's most desirable areas.