

**7140 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2300508**



**\$659,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

**\*\*OPEN HOUSE THIS WEEKEND: SATURDAY, APRIL 11, FROM 1 PM TO 3 PM\*\*** Unmatched opportunity to own a single-family home at the price of a townhome! Ideally located across from green space and minutes to amenities, this home offers almost 2,400 sq ft of living space with 3 beds up, 2.5 baths, and an insulated, heated double detached garage. This home welcomes you with a front porch framed by a mature tree, leading into a formal foyer. The main floor features solid hardwood flooring throughout and a bright front den perfect for a home office. The kitchen is functional, featuring quartz countertops, stainless steel appliances, a tile backsplash, ample cabinetry and a central island with butcher block counters. The formal dining area is centred underneath a designer light fixture, while the spacious living room offers a mantled gas fireplace. Step out onto the fully fenced backyard with a deck, large grassy area, dual gas lines, and a convenient storage shed. A concrete pathway leads to the insulated, heated, double detached garage. A discreet powder room near the front entrance completes the main level. Upstairs offers 3 generously sized bedrooms, including a primary suite with abundant natural light from multiple windows, a feature wall, a sitting area, and a walk-in closet. The ensuite features dual sinks, a soaker tub, and a separate walk-in shower. The 2nd and 3rd bedrooms share use of a full bath with an extended vanity and a tub/shower. A dedicated laundry room with tiled flooring, built-in storage, a window and a side-by-side washer and dryer complete the upper level. The basement is partially developed, offering a recreation room and a den, plus a bathroom rough-in is already in place for future development. This home also comes with a newer water tank and central air conditioning. Enjoy being just minutes from numerous options for shopping, dining,

and other daily necessities. Perfectly situated on a quiet street overlooking a park/playground, this home is minutes away from the Bow River Parks and Pathways. Plus, other nearby parks and amenities include Shouldice Park, Bowness Park, the Alberta Children's Hospital, Foothills Hospital, the University of Calgary, and WinSport. This home is right across Our Lady of the Assumption School and close to Bowness High School, Bowness Community Association, and Bowness Skate Park, plus it's close to various options for shopping, restaurants, and amenities such as Superstore and many local favourites, including Salt & Pepper, Cadance Coffee, and Bow Cycle&hellip; to name a few!