

**6417 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2312997**



**\$810,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Low Maintenance L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Outdoor garden shed, fire pit

A beautifully maintained, move-in ready home tucked into one of Calgary's most loved communities &mdash; Bowness. Offering over 1,750 sq ft of developed living space, this charming property has been lovingly cared for by the original owners and blends comfort, functionality, and lifestyle perfectly. Inside, you'll find bright, open living spaces filled with natural light, a modern kitchen featuring a central island, and French doors that create the perfect indoor-outdoor connection. Fresh paint throughout the main & upper floors gives the home a clean, updated feel, making it truly move-in ready. Upstairs offers a spacious primary retreat complete with a 5-piece ensuite, along with two additional bedrooms, a full 4-piece bathroom, and the convenience of upper-floor laundry. The fully finished basement adds even more versatility with a large rec room, an additional bedroom/office and another full bathroom &mdash; ideal for guests, teenagers, or extra family living space. Basement also have plenty of built in storage space. Outside, the sunny backyard is designed for relaxing and entertaining, featuring a spacious deck & fire pit perfect for summer evenings. As well as a garden shed for all your gardening tools. The front yard offers attractive low-maintenance landscaping along with a raised garden bed ready for planting. Located just steps from shopping, groceries, dining, pet stores, dental offices, and everyday amenities, this home also places you minutes from WinSport, Calgary Farmers' Market West, the Bow River, and Bowness Park &mdash; one of Calgary's favourite year-round outdoor destinations. Close to schools, parks, pathways, and popular local dining spots, this is the kind of home that feels welcoming the moment you walk in and offers everything people love about living in Bowness.