587-899-3773
justin@realtyaces.ca

6407 34 Avenue NW
Calgary, Alberta

MLS # A2346272

$499,999

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	949 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	3	**Baths:**	2
Garage:	Alley Access, Garage Faces Rear, Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Slate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), French Door, No Smoking Home, Wet Bar		

Inclusions: Ceiling fan, garage control

Some homes give you a place to live. Others give you a lifestyle. Welcome to Bowness. Full of warmth, character and thoughtful updates, this inviting 3-bedroom, 2-bathroom home offers the perfect blend of comfortable living space and the unmistakable Bowness lifestyle. From the moment you arrive, the character of this home is evident, with a welcoming exterior, mature surroundings and a private outdoor setting that feels like your own retreat. Inside, the main floor delivers the kind of space that makes everyday life easy. Beautiful hardwood floors flow through the living and dining areas, while the striking stone fireplace creates a natural focal point and a cozy place to gather. The updated kitchen brings a fresh, functional feel to the heart of the home with SS appliances and granite countertops, while the updated bathroom adds another important modern touch. The finished basement gives you an entirely different space to enjoy, featuring a generous recreation room, brick fireplace and wet bar — an ideal setup for movie nights, game days, entertaining friends or simply spreading out. Additional 2 bedrooms, a full bathroom and storage complete this versatile level. Step outside and the lifestyle continues. The deck and private backyard create plenty of room for summer dinners, morning coffee, gardening or relaxing with friends. The oversized, single detached garage adds valuable parking, storage and workspace. And then there's Bowness. This is more than a neighbourhood — it's a way of life. Spend summer afternoons walking or biking along the Bow River, paddle around the lagoon at Bowness Park, enjoy a picnic with friends or explore the extensive pathway network. When winter arrives, the park transforms again with skating, ice trails and other seasonal activities. Add in the local shops, restaurants and everyday amenities along Mainstreet Bowness,

plus the convenience of being on Calgary's west side and close to the city's pathway and recreation network, and it's easy to see why Bowness continues to offer something genuinely different from newer communities. Interested? Book your private showing today! ** Note that some pictures have been virtually staged **

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.