

6512 34 Street SW
Calgary, Alberta

MLS # A2202194



\$819,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s)		

Inclusions: garage door opener

Quick Possession on this move-in ready family home in the fantastic community of Lakeview. The main floor open layout offers a spacious front living room with sunny west windows stretching across the front of the home. Engineered hand scraped flooring throughout the main floor of the home. Wake up to morning light in the updated kitchen. Warm cabinets, updated stainless appliances and plenty of cabinets tiled backsplash and brushed nickel hardware. Eat in kitchen opens to the front living room with bright West windows. There are 3 bedrooms and a 4 piece Bathroom up with tub/shower. The Basement hosts a 4th bedroom with Egress window and Raised Flooring for extra warmth, as well a 3-piece Bathroom with and spacious Recreation Room and summer kitchen. There is plenty of parking on the long front driveway for 3 cars and there is an oversized Double Detached Garage at the back with alley access. Conveniently located just a block to Schools, local Shopping, dog park, and the North Glenmore Park. Also, a short commute to Westhills shopping, Mount Royal University and only 12 minutes to Downtown. Glenmore Reservoir offers so much for the outdoorsman. Biking, Hiking, Rowing, Sailing and Kayaking.