

# \$609,999 - 6304 34 Avenue Nw, Calgary

MLS® #A2210527

**\$609,999**

4 Bedroom, 2.00 Bathroom, 907 sqft

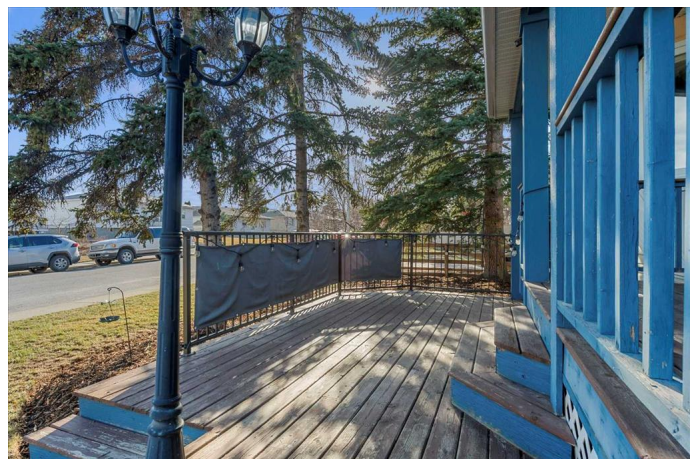
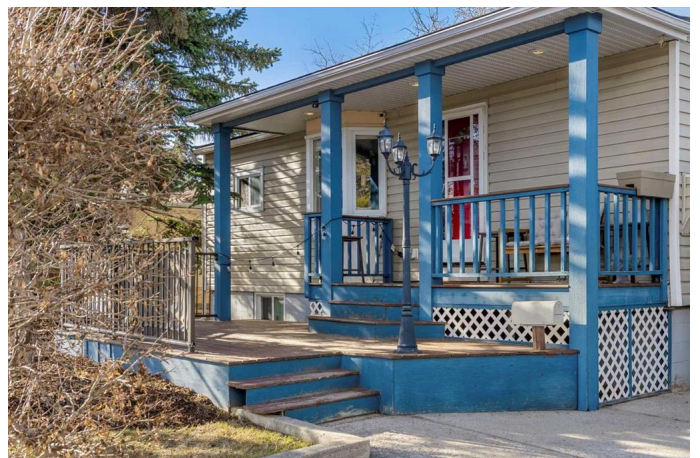
Residential on 0.13 Acres

Bowness, Calgary, Alberta

Are you looking to house hack and live cheaper? What about on a corner lot with street access from both sides of a suited home? This updated bungalow has already been through legalization with lower windows, and the oversized single garage is the size of a double. Well thought out exterior space for both legal suites that share common laundry offers a more private set up for tenants. Whether you are an investor looking to have both rented out, or you want to live in one and rent the other – this opportunity is for you. Recently landscaped with 2024 shingles, there is an opportunity here for some sweat equity in the suites, while also being move in ready. Both suites have 2 bedrooms and 1 bathroom, while both offering separate living/dining areas and full kitchens with dishwashers and a pantry. The top suite has a large front patio, mature trees and can support additional fencing to have an independent yard. The lower suite already has its own yard space and patio. Separate entrances are also on separate streets, so there is a unique level of autonomy for both residents. An immediate possession is possible with assumed tenants, or an August 5 possession for vacant property. Book your showing with your trusted agent before She Gonâ€™™.

Built in 1955

## Essential Information



MLS® #	A2210527
Price	\$609,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6304 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M7

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Triangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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