



## 7803 34 Avenue Calgary Alberta

\$509,900

Impressive! Here's a fully updated, (inside and out) half duplex in the popular community of Bowness! The current owner has lovingly invested time and energy into this home, making it move-in-ready for it's new owners, including a new roof and new siding six years ago. As you walk up to this property you will notice its decorative front fence and nicely landscaped yard which includes new gates and new fencing along the side of the property as well. As you enter inside, you are greeted by a large entrance way with high end luxury vinyl flooring, which leads you to the upper floor which consists of a well-lit living room, a well appointed dining area and an updated kitchen with stainless steel appliances. 2 full sized bedrooms and large bathroom complete the upper floor. The downstairs is fully finished and features a brand new bathroom which was gutted down to the studs, another large bedroom, and a huge recreation room with massive windows and a cozy wood burning fireplace with stone surround. With a few modifications this property could be suited, or could be left as a nice family home in it's current state. Amazing location as you are walking distance to the new Superstore, close to the Bow River and Bowmont walking paths and a short bike ride to Shouldice Park. You're 10-15 mins to downtown, great access to the #1 highway which leads you to the Mountains, close to U of C, the Children's & Foothills Hospitals, and Canada Olympic Park is at your doorstep. Call your favorite Realtor today to view this beautiful property! (id:6769)

Furnace 13.75 Ft x 8.75 Ft

4pc Bathroom .00 Ft

Recreational, Games room 15.17 Ft x 19.92 Ft

Bedroom 10.75 Ft x 11.67 Ft

Other 6.92 Ft x 6.58 Ft

Kitchen 8.58 Ft x 9.00 Ft

Dining room 7.50 Ft x 9.42 Ft

Living room 15.83 Ft x 12.00 Ft

4pc Bathroom Measurements not available

Bedroom 11.50 Ft x 8.58 Ft

Primary Bedroom 11.50 Ft x 12.33 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net