



## 8015 34 Avenue Calgary Alberta

\$629,900

Adorable Raised bungalow with a Craftsman style front door on a 50'x120' R-CG lot and a SouthWest backyard on the West side of Bowness! Main floor has one large bedroom, full 4 pc bath, eat in kitchen and spacious living room (updated in the early 2000's). The basement was developed to have 2 large bedrooms and a 2 pc bath along with storage and the laundry/utility area. Furnace and hot water tank were replaced in 2018 and electrical panel was updated in early 2000's as well. The back entry stairwell was reconfigured to have be wider for future use. This flat, fully fenced lot also has a large workshop/garage (high ceiling) with single garage door and a shed attached plus an additional parking area in the alley. Great location - 2 houses away from the little park on 34ave, close to schools, shopping and entrance to Bowness and of course the gateway to the beautiful Alberta mountains! This lil cutie is full of potential! (id:6769)

2pc Bathroom Measurements not available

Bedroom 14.75 Ft x 11.75 Ft

Bedroom 14.83 Ft x 11.75 Ft

Laundry room 16.00 Ft x 8.08 Ft

Eat in kitchen 13.00 Ft x 12.50 Ft

Living room 16.75 Ft x 12.42 Ft

Other 5.50 Ft x 3.42 Ft

Primary Bedroom 14.17 Ft x 11.33 Ft

4pc Bathroom Measurements not available

Other 4.92 Ft x 5.17 Ft

Listing Presented By:



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