



## 7024 34 Avenue Calgary Alberta

\$479,900

Welcome to Arrive at Bowness Townhomes, a vibrant community nestled in the heart of Bowness, where modern living meets the beauty of nature. This exceptional development offers a collection of stylish, contemporary condos designed for comfort and convenience, making it the perfect place to call home. As you enter the unit from your attached garage, you will notice the spacious foyer that leads to the two-piece bathroom and main floor den/office. Make your way to the second floor, where you will see the open-concept kitchen/dining/living room. Stylish white cabinets and stainless-steel appliances really set off the kitchen. Just off the kitchen is a balcony equipped with a gas hookup for your BBQ and enjoying the warm weather. To finish the second level, there is a dining area and a spacious living room. On the third floor, you will find your in-unit laundry and two well-equipped primary bedrooms, one with a three-piece ensuite and one with a four-piece ensuite. With easy access to all major roadways and proximity to the mountains, Canada Olympic Park and wonderful shopping, add this unit to your list of viewings. Book your private showing today! (id:6769)

Kitchen 13.25 Ft x 13.08 Ft  
Dining room 10.00 Ft x 8.67 Ft  
Living room 13.08 Ft x 13.00 Ft  
Primary Bedroom 10.67 Ft x 10.17 Ft  
Primary Bedroom 12.17 Ft x 10.67 Ft

3pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Den 8.75 Ft x 7.92 Ft  
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**CIR**

**REALTY**

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