



## 6512 34 Street Calgary Alberta

\$849,000

Opportunity is knocking. Move right into this updated bungalow on a 50x100 foot lot. 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. The eat in kitchen has custom wood cabinets and updated appliances, tiled backsplash and brushed nickel hardware. The other side of the home there are 3 bedrooms and a 4piece Bathroom. The Basement hosts a 4th bedroom with Egress window and Raised Flooring for extra warmth, as well a 3-piece Bathroom and spacious Recreation Room. There is plenty of parking on the long front driveway 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. (id:6769)

Recreational, Games room 25.92 Ft x 32.08 Ft

Bedroom 12.75 Ft x 8.33 Ft

3pc Bathroom 4.92 Ft x 7.75 Ft

Furnace 8.25 Ft x 7.42 Ft

Living room 13.42 Ft x 18.42 Ft

Kitchen 13.42 Ft x 11.17 Ft

Primary Bedroom 13.42 Ft x 10.00 Ft

Bedroom 10.00 Ft x 7.92 Ft

Bedroom 7.92 Ft x 12.25 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Listing Presented By:



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