

**6435 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2217360**



**\$649,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This two bedrooms bungalow is seating on a huge 50 x 122 lot in the heart of Bowness, zoned R-CG and it has front and back access which makes it a dream to developers and investors. It can use some TLC. Due to its close proximity to downtown, highway, park, new shopping district and Bow river pathway, Bowness community is a perfect inner city home that got it all. Don't miss out.