

# \$494,900 - 7034 34 Avenue Nw, Calgary

MLS® #A2218217

**\$494,900**

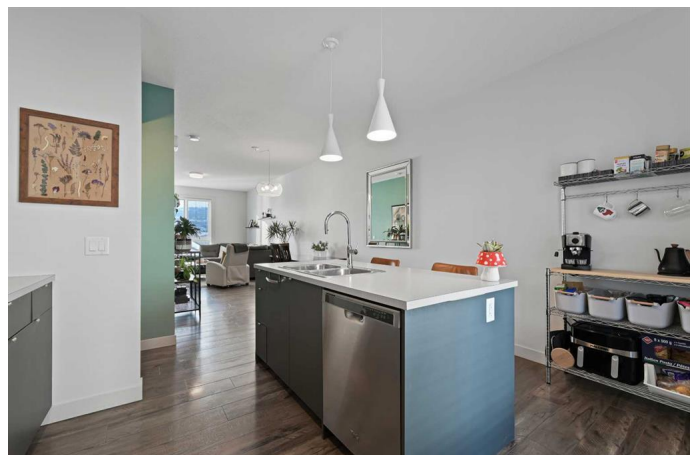
2 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Discover the perfect blend of modern design and exceptional architecture in this stunning townhouse, ideal for first-time buyers and savvy investors alike. Enjoy breathtaking ridge views and easy access to both downtown and the mountains. Start your day basking in sunlight on your south facing patio, or step into a flexible space that can serve as a home office, gym, or cozy lounge. With a convenient powder room and direct access to your attached single garage, this home offers both style and practicality. The open concept main floor is bathed in natural light, featuring a sleek kitchen with full height cabinetry, stainless steel appliances, and a spacious island with seating. Step out onto your private balcony, complete with a built-in BBQ gas line, perfect for outdoor cooking. Upstairs, enjoy the convenience of a stacked laundry, a linen closet, and two generously sized bedrooms, each with its own ensuite bathroom and double closets. The community amenities include visitor parking with an electric vehicle charging station and a playground for the little ones. Plus, you're just minutes from Bow Valley Shopping Center, Superstore, the Trinity Hills Development, and the Calgary Farmers' Market. With its impeccable design, exceptional location, and modern conveniences, this townhouse is an unparalleled opportunity to elevate your lifestyle. Don't miss out!

Built in 2016



## Essential Information

MLS® #	A2218217
Price	\$494,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,391
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	7034 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

## Amenities

Amenities	Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Zoning	DC

### **Listing Details**

Listing Office	Realty Unleashed
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