

\$614,900 - 8736 34 Avenue Nw, Calgary

MLS® #A2259936

\$614,900

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Nestled on a quiet, tree-lined street just steps from Bowness Park and the Bow River pathways, this charming bungalow sits on a generous 50' x 120' lot in one of Calgary's most desirable locations. Featuring two spacious bedrooms plus a large den, the home offers a bright and functional layout with stylish laminate flooring, updated paint, newer roof and windows. The kitchen showcases raised-panel oak cabinetry, tile backsplash, black appliances, and a central island with eating bar – perfect for casual dining or entertaining. Enjoy seamless flow from the dining area with built-in booth seating to the inviting living room. The fenced backyard and sunny front veranda provide ample space to relax, garden, or play. Walk to local caf s, shops, and the Calgary Farmers' Market West, or enjoy quick access to the Trans-Canada Highway for weekend mountain getaways. Move-in ready and full of potential, this property is ideal for young professionals, families, or savvy investors seeking exceptional value in a truly unbeatable location.

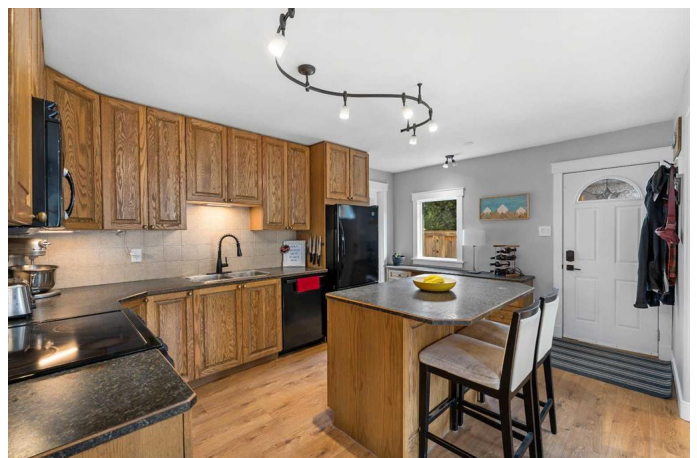
Built in 1960

Essential Information

MLS® # A2259936

Price \$614,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8736 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R7

Amenities

Parking Spaces	2
Parking	Alley Access, Oversized, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Aluminum Siding

Foundation None, See Remarks

Additional Information

Date Listed September 25th, 2025
Days on Market 20
Zoning R-CG

Listing Details

Listing Office KIC Realty

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