



THE
A-TEAM

**RE/MAX
FIRST**

7036 34 Avenue, Calgary T3B 6E8

MLS®#: **A2156697**

Area: **Bowness**

Listing Date: **08/10/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **979 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,389**
Low Sqft:
Ttl Sqft: **1,389**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

See Remarks
Off Street,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Aluminum Siding ,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 12`4"
Dining Room	Main	13`0" x 8`9"
3pc Ensuite bath	Third	8`4" x 6`0"
4pc Ensuite bath	Third	7`3" x 6`0"
Foyer	Lower	9`4" x 4`0"

Room	Level	Dimensions
Kitchen	Main	13`4" x 13`2"
Bedroom - Primary	Third	12`2" x 10`10"
Bedroom	Third	10`10" x 10`2"
Den	Lower	8`10" x 7`10"
2pc Bathroom	Lower	6`7" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612427**

Remarks

Pub Rmks: **Welcome to Arrive at Bowness, a premier example of modern sophistication and award-winning design! This exceptional townhouse, honoured with the 2017 Mayor's Urban Design Award for Housing Innovation, seamlessly blends style and functionality. Enjoy stunning views of the ridge and Canada Olympic Park while benefiting from quick access to downtown and the mountains. Bask in the sunlight on your south-facing patio, then enter a versatile space ideal for a home office, gym, or cozy lounge area. Convenience is key with a powder room and direct entry to your single attached garage. The sunlit, open-concept main floor features smart space utilization, abundant natural light, and central air conditioning for year-round comfort. The kitchen is a highlight, with full-height cabinetry, stainless steel appliances, and an inviting island with seating. Step out to your private balcony with a built-in BBQ gas line, ideal for outdoor cooking and enjoying the fresh air. Upstairs, find a stacked laundry, linen closet, and two spacious bedrooms, each with its own private ensuite and ample double closets. Enjoy community amenities like visitor parking with an electric vehicle charging station and a playground. With nearby shopping at Bow River Shopping Center, including Superstore, Trinity Hills Development, and Calgary Farmers' Market, and easy access to city transit, this home offers limitless possibilities. Seize the opportunity to own this remarkable residence and elevate your lifestyle!**

Inclusions: **None**
Property Listed By: **Realty Unleashed**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







