



THE
A-TEAM

**RE/MAX
FIRST**

8731 34 Avenue, Calgary T3B1R6

MLS®#: **A2156855**

Area: **Bowness**

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

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,996

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,996

Lot Information

Lot Sz Ar:

2,998 sqft

Lot Shape:

DOM

39

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Other

Off Street



Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Lighting**

Construction:

Stucco

Flooring:

Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Cooktop,Electric Range,Refrigerator

Int Feat:

Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance

Utilities:

Room Information

Room

Bedroom - Primary

Level

Second

Dimensions

14`6" x 13`5"

Room

Bedroom

Level

Second

Dimensions

10`2" x 10`4"

Bedroom

Second

12`1" x 11`7"

Bedroom

Basement

10`0" x 10`2"

Bedroom

Basement

10`4" x 13`2"

5pc Bathroom

Second

12`0" x 7`0"

Laundry
Bonus Room
Kitchen
Kitchen
3pc Bathroom

Second 7`2" x 6`4"
Second 9`0" x 13`2"
Main 14`2" x 13`5"
Basement 10`0" x 8`4"
Basement 10`0" x 6`4"

3pc Bathroom
Dining Room
Living Room
Living Room
2pc Bathroom

Second 10`0" x 6`4"
Main 11`0" x 13`5"
Main 18`0" x 15`6"
Basement 15`0" x 12`5"
Main 5`6" x 5`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC2**
Legal Desc: **5960AM**

Remarks

Pub Rmks: **Welcome to this spacious and modern Duplex with a legal basement suite and with the views . This beautifully designed property offers the perfect blend of comfort, functionality, and income potential. The main floor boasts an open-concept layout with a well-appointed kitchen with upgraded stainless steel appliances, a generous living room ,2 pc bathroom, and a dining area, making it ideal for family gatherings and entertaining. The abundance of natural light throughout the home creates a warm and inviting atmosphere. Upstairs, you'll find three spacious bedrooms, including a large master suite with a private ensuite bath with double sinks and a walk-in closet. 2 other bedrooms and 1 full bathroom also a great size bonus room.The legal basement suite is a fantastic income opportunity, complete with a separate entrance, a full kitchen, a living area, and 2 bedrooms. Whether you use it for rental income, a multi-generational living situation, or as a guest suite, the possibilities are endless. Low-maintenance landscaping. Views of the park Don't miss your chance to own this wonderful property with great income potential. Experience the charm and comfort of this thoughtfully designed duplex in one of Calgary's most sought-after neighborhoods.book a viewing today and make this house your new home!"**

Inclusions: **NONE**
Property Listed By: **eXp Realty**

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