



THE
A-TEAM

**RE/MAX
FIRST**

7803 34 Avenue, Calgary T3B 1P2

MLS®#: **A2175953**

Area: **Bowness**

Listing Date: **10/29/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

841

Year Built:

1978

Low Sqft:

Ttl Sqft:

841

Lot Information

Lot Sz Ar:

2,551 sqft

Lot Shape:

DOM

23

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Irregular Lot,Landscaped Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`11" x 6`7"
Dining Room	Main	7`6" x 9`5"
4pc Bathroom	Main	
Bedroom - Primary	Main	11`6" x 12`4"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	10`9" x 11`8"

Room	Level	Dimensions
Kitchen	Main	8`7" x 9`0"
Living Room	Main	15`10" x 12`0"
Bedroom	Main	11`6" x 8`7"
Furnace/Utility Room	Basement	13`9" x 8`9"
Game Room	Basement	15`2" x 19`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7910414

Remarks

Pub Rmks:

Open House this Saturday Nov 9, 11am-1pm | Bowness Bi-level! Here's a nicely updated, (inside and out) half duplex in the popular community of Bowness! The current owner has lovingly invested time and energy into this home, making it move-in-ready for it's new owners, including a new roof and new siding six years ago. As you walk up to this property you will notice its decorative front fence and nicely landscaped yard which includes new gates and new fencing along the side of the property as well. As you enter inside, you are greeted by a large entrance way with high end luxury vinyl flooring, which leads you to the upper floor which consists of a well-lit living room, a well appointed dining area and an updated kitchen with stainless steel appliances. 2 full sized bedrooms and large bathroom complete the upper floor. The downstairs is fully finished and features a brand new bathroom which was gutted down to the studs, another large bedroom, and a huge recreation room with massive windows and a cozy wood burning fireplace with stone surround. With a few modifications this property could be suited, or could be left as a nice family home in it's current state. Amazing location as you are walking distance to the new Superstore, close to the Bow River and Bowmont walking paths and a short bike ride to Shouldice Park. You're 10-15 mins to downtown, great access to the #1 highway which leads you to the Mountains, close to U of C, the Children's & Foothills Hospitals, and Canada Olympic Park is at your doorstep. Call your favorite Realtor today to view this excellent duplex!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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











