



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6506 34 Avenue, Calgary T3B 1N2**

MLS®#: **A2178009**

Area: **Bowness**

Listing Date: **11/14/24**

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

Status: **Pending**

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:

**860**

Year Built:

**1972**

Low Sqft:

Ttl Sqft:

**860**

Lot Information

Lot Sz Ar:

**3,110 sqft**

Lot Shape:

DOM

**8**

Layout

Beds:

**4 (2 2 )**

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,Landscaped**

**Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**

Int Feat:

**Beamed Ceilings,Ceiling Fan(s),No Animal Home,No Smoking Home,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>8`6" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 11`2"</b>
<b>Living Room</b>	<b>Basement</b>	<b>11`2" x 18`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 19`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 11`2"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`2" x 8`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4610AJ**

Remarks

Pub Rmks:

**Investor Alert or First Time Buyer! Stop renting and start building equity in this charming half-duplex, ideally suited for homeowners and investors alike! Live in the main floor unit and reduce your mortgage with rental income from the legal basement suite. This cozy property, featuring a vaulted wooden ceiling throughout the main level, is located on a quiet street in beautiful Bowness, only minutes from the new Bow River shopping centre, parks, schools, and the Shouldice pool. With a short drive to COP Park and quick access to Highway 1, this location is truly exceptional! Both the main and lower levels offer two spacious bedrooms, each with a 4-piece bathroom. The main floor features a practical galley kitchen, while the bright lower level offers an open floor plan with a large kitchen, eating area, and living room. The main floor opens to a south-facing deck, perfect for relaxation. The fenced backyard offers ample space, with parking stalls and a handy shed for garden tools. Each unit has its own washer and dryer, and both are currently rented on fixed-term leases. For details on rental terms, please contact your favorite realtor.**

Inclusions:  
Property Listed By:

**Basement Electric Stove, Basement Refrigerator, Shed, Washer x2, Dryer x2  
RE/MAX Realty Professionals**

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









