

# \$565,000 - 6507 34 Avenue Nw, Calgary

MLS® #A2259153

## \$565,000

3 Bedroom, 2.00 Bathroom, 731 sqft  
Residential on 0.14 Acres

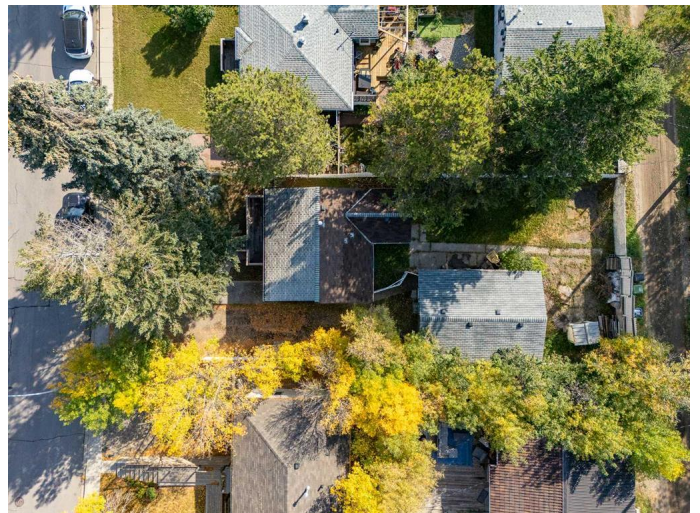
Bowness, Calgary, Alberta

Welcome to this wonderful character home on a 50' x 122' flat rectangular lot in Bowness! Whether you're looking to invest or develop, this property is a prime opportunity. Step onto the inviting front porch and into a cozy living room with newer laminate flooring throughout the main level. The main floor features 2 bedrooms, a full bathroom, and a bright kitchen with a large window. The basement offers a spacious rec/flex room, laundry area, a third bedroom, and a convenient half bath. Outside, enjoy the South facing, fully fenced, private backyard. Up to four or five vehicles can be accommodated with the Oversized Double Garage and a long Driveway/Parking Pad. This incredible property is in close proximity to Superstore, Bow River Shopping Centre, Baker Park, Bowness Park, Shouldice Athletic Park, Edworthy Park, Belvedere Parkway School, and all of the supreme amenities Trinity Hills has to offer.

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259153  |
| Price          | \$565,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 731       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1953        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6507 34 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B1M9            |

### **Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 4                                                                       |
| Parking        | Alley Access, Double Garage Detached, Driveway, Off Street, Parking Pad |
| # of Garages   | 2                                                                       |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished                                           |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Yard       |
| Lot Description   | Rectangular Lot    |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Block              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 34                   |

ZoningR-CG

Listing Details

Listing OfficeRE/MAX House of Real Estate

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