

\$489,900 - 8627 34 Avenue Nw, Calgary

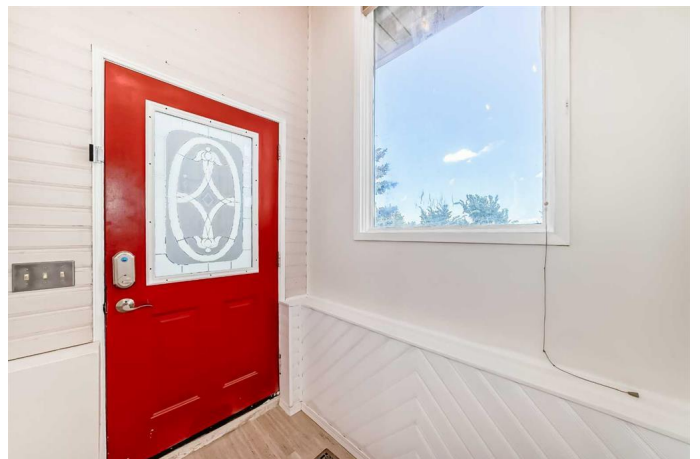
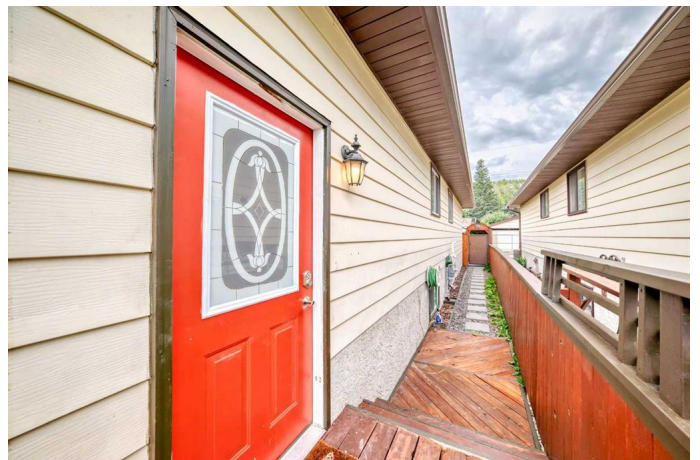
MLS® #A2245605

\$489,900

5 Bedroom, 2.00 Bathroom, 1,002 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Price adjusted to sell! Welcome to this spacious and fully finished 5-bedroom, 2-bathroom semi-detached home! This owner-occupied residence boasts a south-facing backyard and is ideally located directly across from a school field park, with Bowness Park just a short walk away. This charming bilevel home offers approximately 2,000 sqft of total living space, including 1,000 sqft on the main level. You'll love the large front windows, which provide excellent views of the schoolfield greenspace and ensure no direct neighbors out front. There's also plenty of street parking available. Key features include a large front deck, a tiered rear deck, carport parking off the rear lane, and garden beds in the south-exposed backyard. Plus, there's a huge storage shed that doubles as a workshop. Inside, the main floor has three bedrooms, one of which currently serves as an office with French patio doors leading to the rear deck. You'll also find a large country-style kitchen, a cozy wood-burning fireplace in the front living room, and a dining area perfect for family gatherings. The fully developed lower level is brightened by generously sized bilevel windows and includes two additional bedrooms (windows are not egress), another full bathroom, and abundant storage. Several upgrades over the years including a newer high efficient furnace, most windows changed out, radon mitigation system installed, new roof in 2018, updated Hot water heater, updated bathrooms and freshly painted main



floor. Call your favorite agent today to view this lovely home!

Built in 1981

Essential Information

MLS® #	A2245605
Price	\$489,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	8627 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R5

Amenities

Parking Spaces	2
Parking	Off Street, Alley Access, Carport

Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	91
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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