

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

MLS® #A2245605

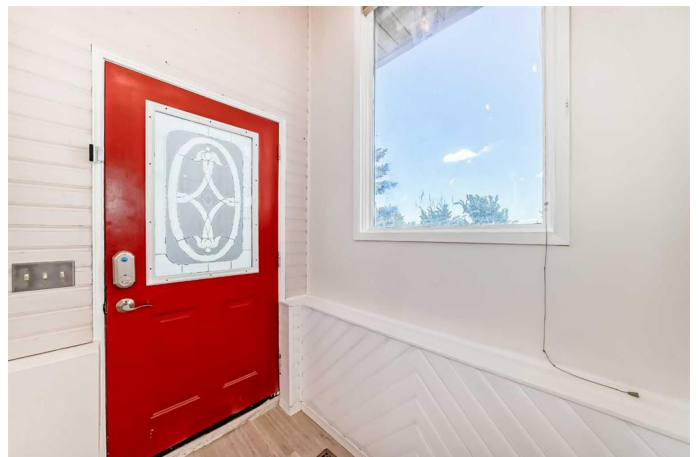
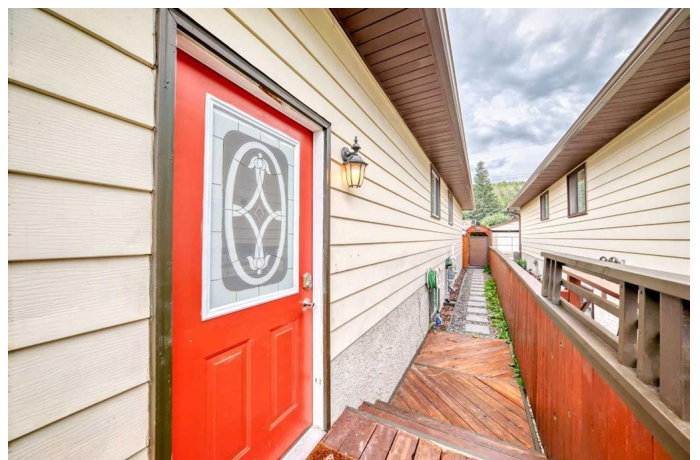
**\$489,900**

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 | 89               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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