

\$770,000 - 7312 34 Avenue Nw, Calgary

MLS® #A2254195

\$770,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this charming 4 bedroom, 3.5 bath home in the heart of Bowness! With three different routes to downtown, multiple schools within walking distance, and just two right turns to be on your way to the mountains—this home is truly the oasis you’ve been dreaming of.

The front exterior features a full-length south-facing patio and a freshly painted glass-panel front door that sets the tone for what awaits inside. Step in and you’re greeted by an open floor plan with large windows, filling the space with natural light, complemented by refinished hardwood floors (2021). The main floor greets you with 9' knockdown ceilings, a front dining area, and a rear living room with views of your private backyard. The renovated kitchen (2021) is truly the heart of the home, showcasing an oversized waterfall quartz island with a deep farmhouse sink, refreshed cabinetry with new hardware, and a corner pantry for all your storage needs. Upstairs, the primary bedroom offers the perfect retreat, complete with a 4-piece ensuite featuring a jetted corner tub and stand-alone shower, a spacious walk-in closet, and a private patio with glass-paneled railing—an ideal spot to sit back and relax after a long day. Two additional spacious bedrooms, a 4-piece bath, and convenient upper laundry with built-in cabinetry complete this level. The brand-new developed basement (Feb 2025) adds even more living space with a custom-built entertainment wall, a stylish wet



bar, a fourth bedroom with walk-in closet, and a stunning 3-piece bath with a tiled stand-alone shower. The spacious utility room features a full wall of built-in shelving, providing ample storage for all your needs. A brand-new AC unit was installed in the summer of 2024, keeping the home cool and comfortable during those hot summer months. Step outside to enjoy your newly stained deck with gas line for BBQ, a low-maintenance yard, and plenty of room to relax or entertain. Easy access to downtown, University District, Bowness Park, Paskapoo Slopes, Calgary Farmers Market, city transit, and more! Don't miss your chance to call this beautiful property home. Please check out the [VIRTUAL TOUR LINK](#) for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.

Built in 2007

Essential Information

MLS® #	A2254195
Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7312 34 Avenue Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Humidifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.