

# \$614,900 - 8736 34 Avenue Nw, Calgary

MLS® #A2259936

**\$614,900**

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

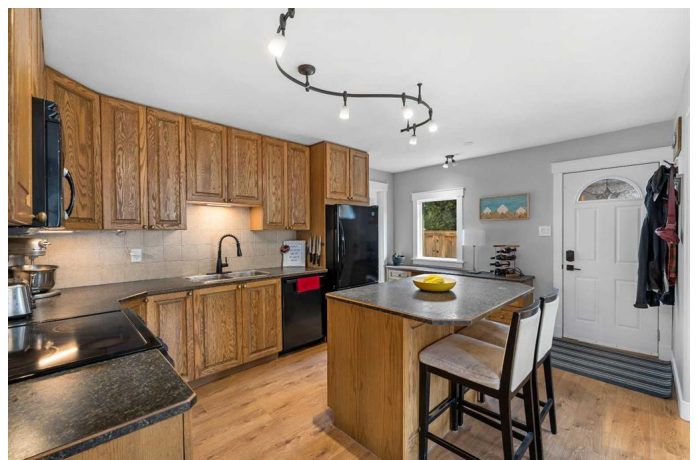
Discover this charming bungalow in a generously sized lot nestled on a quiet, tree-lined street in Bowness. With 2 spacious bedrooms plus a large den, the home offers a bright, functional layout enhanced by stylish laminate flooring. The kitchen features raised-panel oak cabinetry, a soft-toned tile backsplash, black appliances, and a central island with eating bar – ideal for casual dining or entertaining. The dining area with built-in booth seating opens seamlessly into the living room, creating a welcoming flow. The primary bedroom boasts generous custom closet space, while the second bedroom comfortably fits a queen-sized bed. The 4-piece main bathroom has been refreshed with updated cabinetry, fixtures, and a tub/shower with tile surround. Notable updates include refreshed paint, newer roof and windows. A sunny front veranda, detached single oversized garage, and a fully fenced backyard with ample room to relax or garden. Steps from Bowness Park, Bow River pathways, local shops, and restaurants – with quick access out of town via 83rd Street – this home combines comfort, character, and convenience in one of Calgary's most beloved communities.

Built in 1960

## Essential Information

MLS® #

A2259936



Price	\$614,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8736 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R7

### Amenities

Parking Spaces	2
Parking	Alley Access, Oversized, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Unfinished, Crawl Space

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Dog Run Fenced In

Roof	Asphalt Shingle
Construction	Brick, Aluminum Siding
Foundation	None, See Remarks

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	KIC Realty
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