

\$595,000 - 8736 34 Avenue Nw, Calgary

MLS® #A2259936

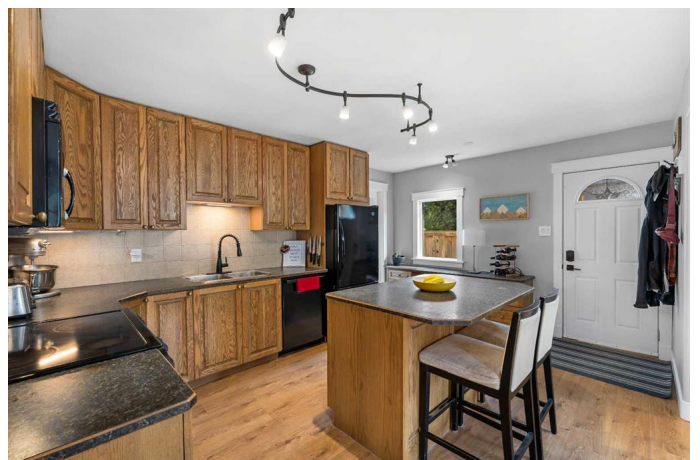
\$595,000

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Nestled on a quiet, tree-lined street just steps from Bowness Park, the Bow River pathways and the Bowmont trails, this charming bungalow sits on a generous 50' x 120' lot in one of Calgary's most desirable locations. The west side of Bowness offers the perfect blend of nature access and city amenities. The Bow River is steps away for a cooling dip or bath in some of the city's rare Douglas Fir forest. Wander over for a milkshake from Angel's Diner or pick up farm fresh produce at the Calgary Farmers' Market West. Quick access to Stoney Trail ensures any part of the city is accessible. Featuring two spacious bedrooms plus a large den, the home offers a bright and functional layout with stylish laminate flooring, updated paint, and a new roof (2023) and windows (2019). The spacious kitchen showcases raised-panel oak cabinetry and a central island with eating bar – perfect for casual dining or entertaining. The dining area features custom built-in booth seating and connects seamlessly to a cozy living room. The home offers built-in storage space under the mud room and dining area seating, and the main bedroom boasts a floor to ceiling closet unit. There is space to add a second closet in the main bedroom, and the second bedroom provides a further large closet. The fenced backyard and sunny front veranda offer ample space to relax, garden, or play. Spacious RV parking next to the garage compliments the quick access to the Trans-Canada Highway for weekend mountain



getaways. Move-in ready and full of potential, this property is ideal for young couples and families, empty nesters seeking single floor living, or savvy investors keen on exceptional value in a truly unbeatable location.

Built in 1960

Essential Information

MLS® #	A2259936
Price	\$595,000
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	4
Parking	Alley Access, Single Garage Detached, Oversized, RV Access/Parking
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Dog Run Fenced In, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Aluminum Siding
Foundation	Block

Additional Information

Date Listed	September 25th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
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