

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

MLS® #A2259936

**\$614,900**

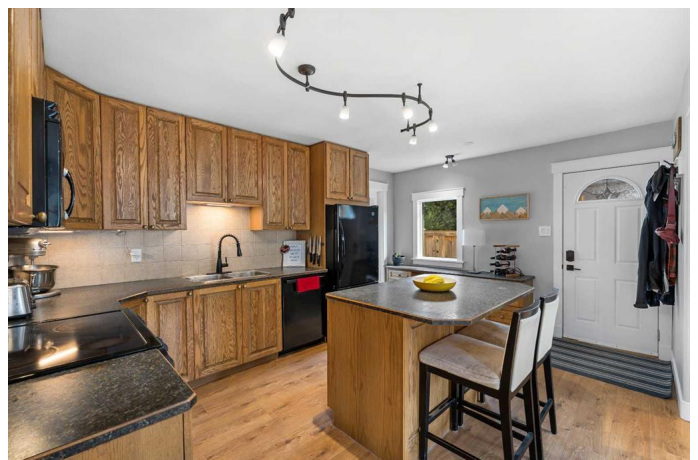
2 Bedroom, 1.00 Bathroom, 1,072 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPEN HOUSE | FRI. OCT. 10 | 4:00PM - 6:00PM | SAT. OCT. 11 | 2:00PM - 4:00PM |  
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, Single Garage Detached, RV Access/Parking |
| # 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          | Crawl Space, None, Unfinished                                                                 |

### 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 | 12                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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