

6304 34 Avenue NW
Calgary, Alberta

MLS # A2210527



\$609,999

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	907 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Tri		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: Dishwasher, Electric Range, Range Hood, Refrigerator

Are you looking to house hack and live cheaper? What about on a corner lot with street access from both sides of a suited home? This updated bungalow has already been through legalization with lower windows, and the oversized single garage is the size of a double. Well thought out exterior space for both legal suites that share common laundry offers a more private set up for tenants. Whether you are an investor looking to have both rented out, or you want to live in one and rent the other — this opportunity is for you. Recently landscaped with 2024 shingles, there is an opportunity here for some sweat equity in the suites, while also being move in ready. Both suites have 2 bedrooms and 1 bathroom, while both offering separate living/dining areas and full kitchens with dishwashers and a pantry. The top suite has a large front patio, mature trees and can support additional fencing to have an independent yard. The lower suite already has its own yard space and patio. Separate entrances are also on separate streets, so there is a unique level of autonomy for both residents. An immediate possession is possible with assumed tenants, or an August 5 possession for vacant property. Book your showing with your trusted agent before She Gon’