

# \$839,000 - 6512 34 Street Sw, Calgary

MLS® #A2202194

**\$839,000**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.11 Acres

Lakeview, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday April 19 from 2pm-4pm\*\*\* Move right into this Lakeview updated bungalow on a 50x100 foot lot. The main floor open layout offers a spacious front living room with sunny west windows stretching across the front of the home. Engineered hand scraped flooring throughout the main floor of the home. The eat in kitchen has custom wood cabinets and updated appliances, tiled backsplash and brushed nickel hardware. The other side of the home there are 3 bedrooms and a 4piece Bathroom. The Basement hosts a 4th bedroom with Egress window and Raised Flooring for extra warmth, as well a 3-piece Bathroom and spacious Recreation Room. There is plenty of parking on the long front driveway and there is an oversized Double Detached Garage at the back with alley access. Conveniently located just a block to Schools, local Shopping, dog park, and the North Glenmore Park. Also, a short commute to Westhills shopping, Mount Royal University and only 12 minutes to Downtown. Glenmore Reservoir offers so much for the outdoorsman. Biking, Hiking, Rowing, Sailing and Kayaking.

Built in 1963

## Essential Information

MLS® # A2202194

Price \$839,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.11
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6512 34 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Cable Available, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2
Waterfront	See Remarks

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Many Trees

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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