

# \$829,000 - 6512 34 Street Sw, Calgary

MLS® #A2202194

**\$829,000**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.11 Acres

Lakeview, Calgary, Alberta

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 \$829,000

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      | Cable Available, Garbage Collection, Electricity Connected, Natural Gas Connected, Phone Available, 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 | 47               |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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