\$509,900 - 8627 34 Avenue Nw, Calgary

MLS® #A2245605

\$509,900

5 Bedroom, 2.00 Bathroom, 1,002 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this spacious and fully finished 5-bedroom, 2-bathroom semi-detached home! This owner-occupied residence boasts a south-facing backyard and is ideally located directly across from a school field park, with Bowness Park just a short walk away.

This charming bilevel home offers approximately 2,000 sqft of total living space, including 1,000 sqft on the main level. You'll love the large front windows, which provide excellent views of the schoolfield greenspace and ensure no direct neighbors out front. There's also plenty of street parking available.

Key features include a large front deck, a tiered rear deck, carport parking off the rear lane, and garden beds in the south-exposed backyard. Plus, there's a huge storage shed that doubles as a workshop.

Inside, the main floor has three bedrooms, one of which currently serves as an office with French patio doors leading to the deck. You'll also find a large country-style kitchen, a cozy wood-burning fireplace in the front living room, and a dining area perfect for family gatherings. The fully developed lower level is brightened by generously sized bilevel windows and includes two additional bedrooms (windows are not egress), another full bathroom, and abundant storage. Properties like this are a rare find, so we encourage you to inquire promptly as it may not last long!







Essential Information

MLS® # A2245605 Price \$509,900

Bedrooms 5
Bathrooms 2.00

Full Baths 2

Square Footage 1,002 Acres 0.07 Year Built 1981

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Active

Community Information

Address 8627 34 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 1R5

Amenities

Parking Spaces 2

Parking Alley Access, Carport, Off Street

Interior

Interior Features No Smoking Home

Appliances See Remarks

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 4th, 2025

Days on Market 74

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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.