

\$849,000 - 6512 34 Street Sw, Calgary

MLS® #A2202194

\$849,000

4 Bedroom, 2.00 Bathroom, 966 sqft
Residential on 0.11 Acres

Lakeview, Calgary, Alberta

Opportunity is knocking. Move right into this 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	\$849,000
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, Electricity Connected, Natural Gas Connected, Garbage Collection, 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	11
Zoning	R-CG

Listing Details

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

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