

# \$495,900 - 7040 34 Avenue Nw, Calgary

MLS® #A2230586

**\$495,900**

2 Bedroom, 3.00 Bathroom, 1,379 sqft

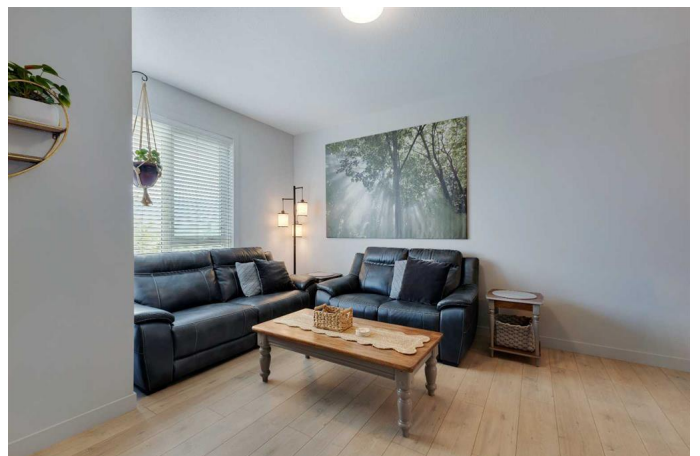
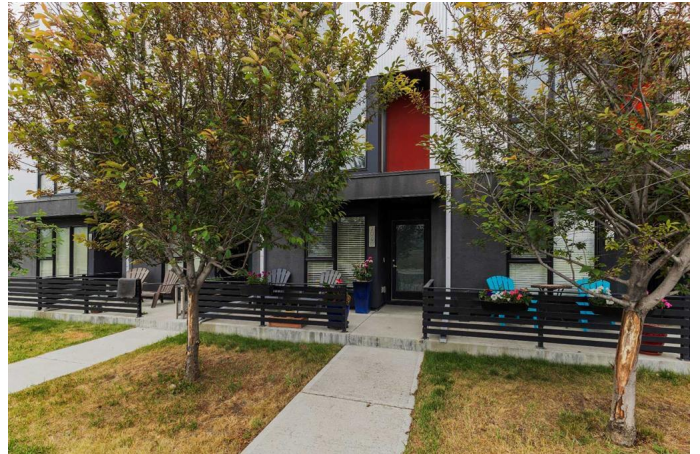
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Experience contemporary living at its finest in this beautifully designed townhouse – a fantastic choice for first-time buyers or investors seeking a prime location. Enjoy sweeping ridge views and convenient access to downtown Calgary and the majestic Rockies. The bright, south-facing patio invites you to start your mornings in the sun, while the versatile front room offers the perfect setup for a home office, workout space, or quiet retreat. A stylish powder room and direct access to the attached single garage add everyday functionality.

The open-concept main level is flooded with natural light, showcasing a modern kitchen with full-height cabinets, stainless steel appliances, and an oversized island with seating – perfect for entertaining or casual meals. Step onto the private balcony, equipped with a built-in gas line for your BBQ, making outdoor dining a breeze. Upstairs, you'll find two spacious bedrooms, each featuring its own ensuite bath and dual closets, along with a convenient laundry area and linen storage.

This well-planned community offers ample visitor parking (including EV charging), a children's playground, and is located just minutes from Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers' Market. With thoughtful features and a location that strikes a balance between



nature and urban access, this is an ideal opportunity to live or invest in one of Calgary's most desirable areas.

Built in 2016

### **Essential Information**

MLS® #	A2230586
Price	\$495,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	7040 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Central
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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