

# \$819,000 - 6512 34 Street Sw, Calgary

MLS® #A2202194

**\$819,000**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.11 Acres

Lakeview, Calgary, Alberta

Quick Possession on this move-in ready family home in the fantastic community of Lakeview. 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. Wake up to morning light in the updated kitchen. Warm cabinets, updated stainless appliances and plenty of cabinets tiled backsplash and brushed nickel hardware. Eat in kitchen opens to the front living room with bright West windows.

There are 3 bedrooms and a 4 piece Bathroom up with tub/shower. The Basement hosts a 4th bedroom with Egress window and Raised Flooring for extra warmth, as well a 3-piece Bathroom with and spacious Recreation Room and summer kitchen. There is plenty of parking on the long front driveway for 3 cars 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	\$819,000
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, Garbage Collection, 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	62
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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