

# \$619,900 - 6311 35 Avenue Nw, Calgary

MLS® #A2235614

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

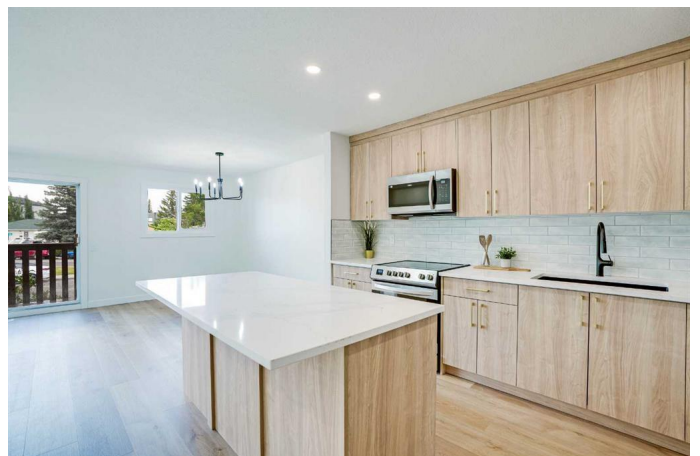
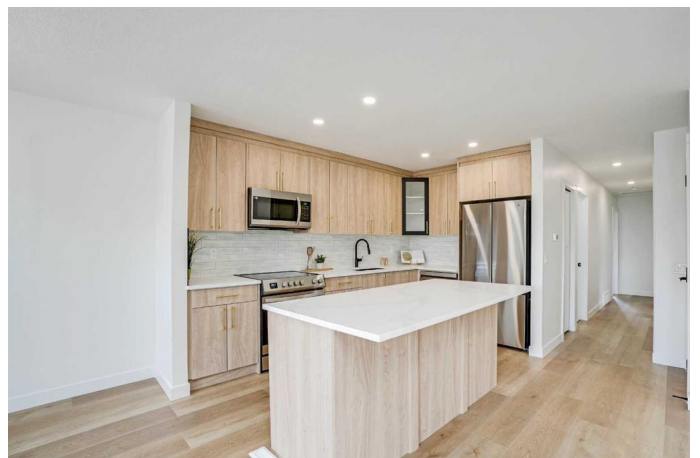
**\*\* OPEN HOUSE SUNDAY JULY 13**

**2PM-4PM\*\*** Welcome to this newly renovated Bi-Level situated on a quiet street just a short walk to the bow river. Offering a spacious living room and functional open concept kitchen with 5 bedrooms and 3 full bathrooms. Stunning new upgrades throughout the main with all new cabinets, backsplash, counter tops and brand new appliances. The lower level illegal suite features 2 good sized bedrooms , full laundry and a wonderfully upgraded full bathroom and kitchen. There is an over-sized attached single garage for your convenience, along with extra parking in the back lane. Stepping outside the yard offers great views and tons of sunlight. Located within walking distance are a variety of amenities including grocery stores, restaurants and parks. This home is a must see!

Built in 1978

## Essential Information

MLS® #	A2235614
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,189
Acres	0.07
Year Built	1978



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	6311 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1S3

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 29th, 2025
Days on Market	17
Zoning	R-CG

**Listing Details**

Listing Office                      First Place Realty

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.