

# \$624,900 - 6311 35 Avenue Nw, Calgary

MLS® #A2235614

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.07 Acres

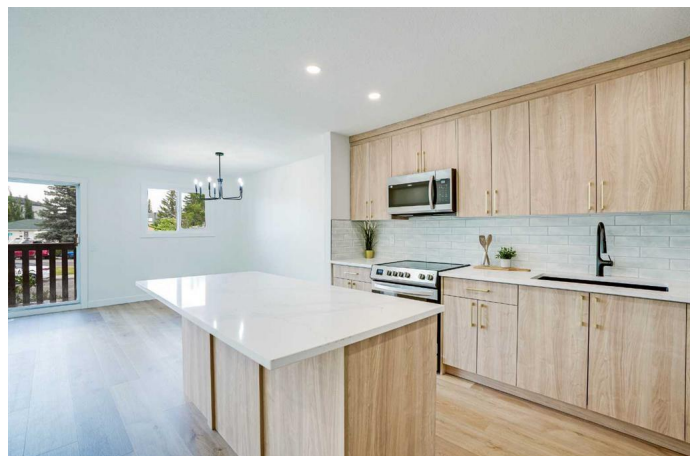
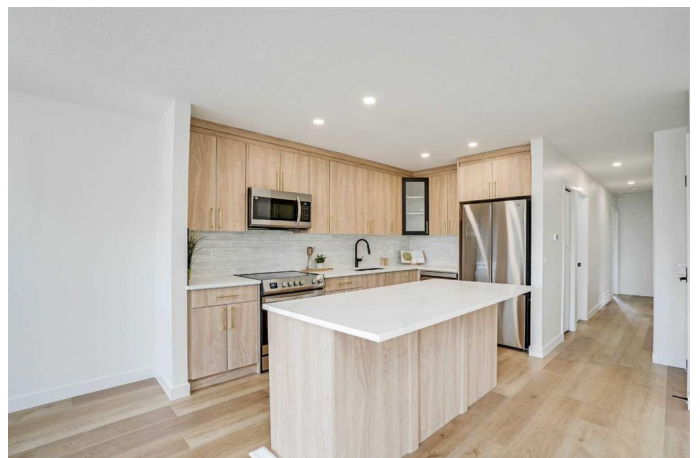
Bowness, Calgary, Alberta

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          | \$624,900   |
| 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 | 5               |
| Zoning         | R-CG            |

### Listing Details

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