

\$459,500 - 7018 34 Avenue Nw, Calgary

MLS® #A2267760

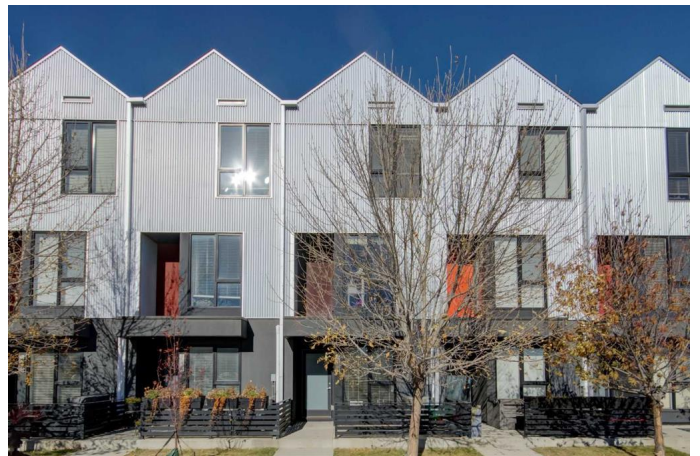
\$459,500

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Experience modern living at its finest in this beautifully designed townhouse in one of the most desirable community of Bowness with around 1400 Sqfeet living area is the perfect choice for FIRST_TIME buyers or INVESTORS seeking a prime location. Enjoy breathtaking ridge VIEWS with easy access to downtown Calgary and the majestic Rockies and start your mornings on the sunny south-facing patio. A convenient bedroom and direct access to the ATTACHED GARAGE and the bathroom add everyday functionality and comfort or make use of the versatile front bedroom, ideal as a home office, gym, or cozy retreat. The OPEN_CONCEPT main level is filled with natural light, featuring a sleek kitchen with full-height cabinetry, stainless steel appliances, and a spacious island with seating – perfect for entertaining or casual dining. Step onto the private balcony, complete with a built-in BBQ gas line, for effortless outdoor cooking and relaxation. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite bathroom and dual closets, plus a stacked laundry area and linen storage for added convenience. This thoughtfully planned community offers visitor parking with EV charging, a children’s playground, and proximity to Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers’ Market. With its MODERN DESIGN, practical layout, and unbeatable location, this home is an exceptional opportunity to live or invest in one



of Calgary’s most desirable areas!

Built in 2016

Essential Information

MLS® #	A2267760
Price	\$459,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,391
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	7018 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Basement	None

Exterior

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

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.