

# \$799,900 - 6604 34 Street Sw, Calgary

MLS® #A2213669

**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.11 Acres

Lakeview, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY, MAY 17TH, 2-4PM\*\*\* Welcome to this charming, move-in-ready 4-bedroom home in the highly sought-after Lakeview community—or seize the opportunity to build your dream home on this expansive 50-foot-wide, west-facing lot. This is a unique chance to join a well-established neighborhood at an attractive price point. Ideally situated on one of Lakeview's most desirable streets, the property offers a perfect balance of peace and accessibility, surrounded by parks, green spaces, and within walking distance to four schools—including two elementary, a junior high, and the Connect Charter School. The community center, Lakeview United Church, and local shopping are also just moments away. Perfect for outdoor lovers, this location provides easy access to the Weaselhead Natural Area, North Glenmore Park and The Reservoir, offering year-round activities such as cycling, sailing, skating, and summer barbecues. Inside, the main floor features a bright and airy layout, highlighted by an abundance of windows, a welcoming brick fireplace in the living room, a dedicated dining area, a full bathroom, and three comfortable bedrooms. The lower level offers a spacious recreation room, a fourth bedroom, an additional bathroom, and generous storage space. The large backyard is both functional and inviting—ideal for relaxing or entertaining, and perfect for kids in the warmer months. Don't miss your chance to enjoy the best



of Lakeview living!

Built in 1965

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213669    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,057       |
| Acres          | 0.11        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6604 34 Street Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 5M2           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                |
|--------------|----------------|
| Fireplaces   | Wood Burning   |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 19               |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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