# \$850,000 - 8907 34 Avenue Nw, Calgary

MLS® #A2199392

#### \$850,000

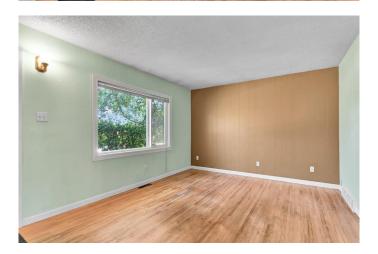
3 Bedroom, 1.00 Bathroom, 912 sqft Residential on 0.19 Acres

Bowness, Calgary, Alberta

Welcome to 8097 34 Ave NW, an exceptional opportunity in the heart of the desirable Bowness community. This charming bungalow sits on an expansive 70 ft x 120 ft lot, offering plenty of potential for redevelopment or future investment. With RC-G zoning, this property opens the door to a variety of development opportunities, from townhouses (lot is potentially large enough to have a FIVE unit townhouse plus FIVE secondary suites subject to permitting and approval), to semi-detached homes, making it an ideal choice for builders, investors, or homeowners looking to create a custom project in a rapidly evolving area. The current home offers cozy living with bright rooms, ample yard space, and a functional layout, while the mature trees and surrounding greenery provide privacy and a peaceful atmosphere. Located close to parks, schools, and the Bow River, this property combines the charm of an established neighbourhood with the excitement of new development possibilities. Don't miss out on this rare find in one of Calgary's most sought-after communities!







Built in 1956

### **Essential Information**

MLS® # A2199392 Price \$850,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 912

Acres 0.19

Year Built 1956

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 8907 34 Avenue Nw

Subdivision Bowness

City Calgary

County Calgary

Province Alberta

Postal Code T3B1S1

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 46

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

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