

# \$750,000 - 8831 34 Avenue Nw, Calgary

MLS® #A2233172

**\$750,000**

2 Bedroom, 1.00 Bathroom, 933 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Incredible shovel-ready redevelopment opportunity in sought-after Bowness. This full-sized 50' x 120' R-CG lot comes with an approved Development Permit for an masterfully-designed duplex (semi-detached) with legal basement suites and a rear 4-car detached garage. Architectural plans by Ellergodt Design are included, and all major prep work has been completed – no delays, no guesswork. Just pull permits and build.

Set on a quiet, tree-lined street surrounded by established homes and green space. Enjoy quick access to Bowness Park, the Bow River Pathway, Winsport/COP, Market Mall, Foothills Hospital, the University of Calgary, and the Alberta Children's Hospital. Easy routes to downtown and the mountains via Stoney and Highway 1.

A rare, shovel-ready infill opportunity in one of Calgary's fastest-transforming west-side communities – perfect for developers, builders, or long-term investors.

Built in 1953

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233172  |
| Price     | \$750,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 933         |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8831 34 Avenue NW |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1R9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | None                 |
| Heating           | None                 |
| Cooling           | None                 |
| Has Basement      | Yes                  |
| Basement          | Crawl Space, Partial |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame                                                          |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 56   |
| Zoning         | R-CG |

## **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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