

# \$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 | 59   |
| Zoning         | R-CG |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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