

\$528,888 - 8731 34 Avenue Nw, Calgary

MLS® #A2088437

\$528,888

2 Bedroom, 1.00 Bathroom, 883 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

FANTASTIC Large 15.24' x 36.56' R-C2 LOT. SUNNY SOUTH rear yard exposure. Popular Location with many New SxS Infill being built in the area. House is basically a Fabulous re-Development opportunity. There are NO WARRANTIES or REPRESENTATIONS. NO RPR. 3 car detached garage only has a Man Door. NO Overhead Garage Doors. There are Newer Windows, Doors + Siding. Newer Goodman Furnace, Feb 1, 2019 + Hot Water Tank March 27, 2007. Not ideally suited to be renovated. Real close to Popular BOWNESS PARK and the World Famous BOW RIVER. QUICK ACCESS TO STONY TRAIL & TRANS CANADA HIGHWAY (16 AV), SCHOOLS Playground and Shopping are easily accessible including Quick walk to the Very Popular Angel's Drive In. Don't miss this opportunity.

Built in 1956

Essential Information

MLS® #	A2088437
Price	\$528,888
Sold Price	\$487,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	883
Acres	0.14



Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8731 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R6

Amenities

Parking Spaces	5
Parking	Garage Faces Rear, Parking Pad, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, City Lot, Brush, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 31st, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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