

\$550,000 - 8308 34 Avenue Nw, Calgary

MLS® #A2090607

\$550,000

2 Bedroom, 1.00 Bathroom, 1,129 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

INVESTOR ALERT! Welcome to this charming detached bungalow nestled in the heart of Bowness, Calgary! With its prime location offering close proximity to Hwy 1, excellent access to Stoney Trail, and quick routes to downtown, this property provides the perfect combination of convenience and comfort. As you step inside this cozy bungalow, you'll be greeted by a warm and inviting living space that's perfect for both relaxation and entertaining. The property boasts an abundance of natural light that fills the rooms, creating a bright and airy atmosphere. Bowness is renowned for its family-friendly atmosphere, with schools and parks in the vicinity, providing an ideal setting for raising a family. The generous backyard offers ample space for outdoor activities, gardening, or simply basking in the sunshine. This space provides the potential for creative landscaping and expansion opportunities for those with a green thumb. The R-CG zoning of this property is a fantastic opportunity for an infill duplex development, making it an excellent choice for investors looking to maximize their real estate investments.

Built in 1953

Essential Information

MLS® # A2090607

Price \$550,000



Sold Price	\$540,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,129
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8308 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Mid Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 2nd, 2023
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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