

\$699,900 - 8907 34 Avenue Nw, Calgary

MLS® #A2133532

\$699,900

3 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.19 Acres

Bowness, Calgary, Alberta

ATTENTION DEVELOPERS AND INVESTORS! Rare, 70 x 120 development property in sought-after Bowness! This prime piece of real estate is perfectly positioned for multi-family housing development. Under the new city upzoning changes (coming onto effect on August 6, 2024) this lot will be rezoned to R-CG which allows for a maximum density of 75 units per hectare. Under the new R-CG zoning this lot is large enough to potentially house FIVE separate dwellings plus FIVE secondary suites (subject to permitting and approval)! Alternatively, if you were to pursue sub-division you could have two 35 x 120 foot lots allowing for large, detached homes on this quiet street just five minute walk to beautiful Bowness Park and the Bow River. Boasting convenient BACK ALLEY access and an existing FRONT DRIVE, this property is well-suited to accommodate multiple residences. This inner-city location provides easy access to a diverse range of amenities, including shopping, dining, schools, parks, transit, Foothills Hospital, the University of Calgary, and the beautiful Bow River— not to mention quick access to Hwy and the Rocky Mountains.

The existing, solid 3-BEDROOM BUNGALOW is currently tenant-occupied by pleasant, responsible tenants on a month-to-month rental agreement. This could provide income while deciding on future land use. All new vinyl windows installed in 2018, 2007 roofing, and hardwood floors are in place. Don't miss



out on this fantastic opportunity to secure a valuable piece of real estate in Bowness. Call to set up a showing today!

Built in 1956

Essential Information

MLS® #	A2133532
Price	\$699,900
Sold Price	\$800,000
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	Sold

Community Information

Address	8907 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1S1

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Crawl Space, None
Exterior	
Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 27th, 2024
Days on Market	5
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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