

\$659,000 - 8924 34 Avenue Nw, Calgary

MLS® #A2142103

\$659,000

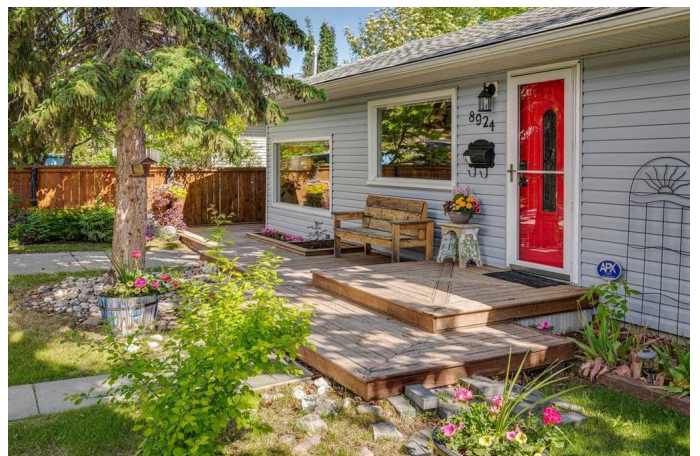
2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

LOVELY PROPERTY TO LIVE IN OR REDEVELOP. This charming bungalow is nestled on a beautifully landscaped 50' X 120' lot with MULTIPLE DECKS; an oversized, heated, DOUBLE GARAGE; an extra SHED, beautiful LANDSCAPING, and a fully FENCED yard! And, it's located on one of the nicest streets in Bowness. Inside, you will find a VAULTED CEILING in the living room, decorative wood ceiling beams, and even a small BONUS LOFT currently set up as an office. The kitchen contains all stainless steel appliances and the microwave/hood fan, dishwasher, and washing machine are only a few years old. 2021 central AIR CONDITIONING and 2023 roof shingles show pride of ownership. The oversized, double garage is insulated and heated with a workbench, extra storage space, and 2020 roof shingles. Nature abounds within the private backyard, at nearby Bowness Park, and along this quiet Bowness west-end street. Furthermore, this inner-city location provides easy access to a diverse range of amenities, including extensive 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.

There are also REDEVELOPMENT POSSIBILITIES: Under the new city council-approved upzoning, this property is intended to be automatically rezoned to R-CG effective August 6, 2024. R-CG zoning



accommodates up to FOUR separate dwellings and each of the FOUR may also include a secondary suite (subject to city approvals and permitting). The back alley access, excellent inner-city location, and ZERO flooding during the 2013 floods make this an ATTRACTIVE POTENTIAL FUTURE REDEVELOPMENT SITE for the forward-thinking buyer. Redevelopment is ongoing throughout Bowenss as this beautiful neighborhood continues to rise in its appeal! Don't miss out. Call to set up a showing today!

Built in 1956

Essential Information

MLS® #	A2142103
Price	\$659,000
Sold Price	\$640,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8924 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1S2

Amenities

Parking Spaces	4
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Parking Double Garage Detached

Interior

Interior Features Beamed Ceilings, Breakfast Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Street Lighting, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Block, Piling(s)

Additional Information

Date Listed June 19th, 2024

Date Sold July 22nd, 2024

Days on Market 33

Zoning R-C1s

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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