

\$599,000 - 8831 34 Avenue Nw, Calgary

MLS® #A2157185

\$599,000

2 Bedroom, 1.00 Bathroom, 1,003 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

ATTENTION DEVELOPERS! 50' x 120' rectangular lot on a pleasant, leafy street in sought-after BOWNESS! Near schools, child care, playgrounds, Bowness Park, and transit. NOW ZONED R-CG (as of Aug 6 2024) WHICH MAY ALLOW FOR UP TO FOUR HOUSING UNITS + potentially a legal secondary suite in each unit (subject to city approvals and permits.) This property is being sold "As Is, Where Is" and currently includes a two-bedroom bungalow with a partial dug-out basement. A three-year-old furnace and a hot water tank are located there. The sunny south backyard is very private, and fenced. It contains a detached double garage and a covered wooden deck (10' x 9'10"). Bowness is being extensively redeveloped and this is a quiet, leafy street, located near Bowness Park and the beautiful Bow River. Easy access to all amenities including the newly-developed Greenwich and Bowness shopping districts, Calgary Olympic Park, the convenient ring road, HWy 1, and the Rocky Mountains. Call to set up a showing today!

Built in 1953

Essential Information

MLS® #	A2157185
Price	\$599,000
Sold Price	\$635,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,003
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8831 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1R9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases
Appliances	Bar Fridge, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Block

Additional Information

Date Listed	August 14th, 2024
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Date Sold	August 15th, 2024
Days on Market	1
Zoning	RCG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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