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

MLS® #A2157185

\$599,000

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

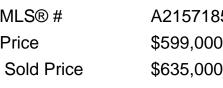
Bowness, Calgary, Alberta

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

Date Sold August 15th, 2024

Days on Market

Zoning RCG

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.



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