

# \$750,000 - 8831 34 Avenue Nw, Calgary

MLS® #A2233172

**\$750,000**

2 Bedroom, 1.00 Bathroom, 933 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Incredible shovel-ready redevelopment opportunity in sought-after Bowness. This full-sized 50' x 120' R-CG lot comes with an approved Development Permit for an masterfully-designed duplex (semi-detached) with legal basement suites and a rear 4-car detached garage. Architectural plans by Ellergodt Design are included, and all major prep work has been completed – no delays, no guesswork. Just pull permits and build.

Set on a quiet, tree-lined street surrounded by established homes and green space. Enjoy quick access to Bowness Park, the Bow River Pathway, Winsport/COP, Market Mall, Foothills Hospital, the University of Calgary, and the Alberta Children's Hospital. Easy routes to downtown and the mountains via Stoney and Highway 1.

A rare, shovel-ready infill opportunity in one of Calgary's fastest-transforming west-side communities – perfect for developers, builders, or long-term investors.

Built in 1953

## Essential Information

MLS® #	A2233172
Price	\$750,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	933
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8831 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
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Days on Market	3
Zoning	R-CG

## **Listing Details**

Listing Office	Charles
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