

\$619,000 - 8724 34 Avenue Nw, Calgary

MLS® #A2255930

\$619,000

4 Bedroom, 2.00 Bathroom, 912 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

50' x 120' LOT | R-CG ZONING |
SEPARATE ENTRANCE | 4 BED / 2 BATH /
912 SQ FT |

Fantastic redevelopment opportunity in the heart of Bowness! This 50' x 120' lot with highly sought-after R-CG zoning offers endless potential—whether you choose to renovate the existing bungalow (complete with separate entrance), or start fresh and build new. R-CG zoning allows for a variety of housing options, making this an ideal choice for builders, investors, or those looking to create their dream home.

Nestled on a quiet and desirable street, the property is surrounded by the charm and community feel that Bowness is known for. You'll love the proximity to schools, parks, and the Bow River pathways—perfect for outdoor enthusiasts and families alike. Major amenities, shopping, and dining are just minutes away, and easy access to COP/WinSport, Stoney Trail, and Highway 1 makes commuting a breeze.

Whether you're looking to invest, develop, or settle into this vibrant community, this property delivers exceptional opportunity in one of Calgary's most dynamic neighborhoods.

Built in 1968

Essential Information

MLS® #

A2255930



Price	\$619,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8724 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Laminate Counters, Separate Entrance
Appliances	Dryer, Microwave, Range, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2025
Days on Market 22
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.