



GRASSROOTS
REALTY GROUP

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8831 34 Avenue NW
Calgary, Alberta

MLS # A2233172



\$750,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot		

Heating:	None	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.