



GRASSROOTS
REALTY GROUP

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8724 34 Avenue NW
Calgary, Alberta

MLS # A2255930



\$619,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Separate Entrance		

Inclusions: N/A

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.