



8924 34 Avenue NW
Calgary, Alberta

MLS # A2142103



\$669,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1956 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1s
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: custom window blinds throughout

This charming bungalow is nestled on a beautifully landscaped lot with MULTIPLE DECKS; an oversized, heated, DOUBLE GARAGE; an extra SHED, beautiful LANDSCAPING, and a fully FENCED yard! Inside, you will find a VAULTED CEILING in the living room, decorative wood ceiling beams, and even a small BONUS LOFT currently set up as an office. The kitchen contains all stainless steel appliances and the microwave/hood fan, dishwasher, and washing machine are only a few years old. 2021 central AIR CONDITIONING and 2023 roof shingles show pride of ownership. The oversized, double garage is insulated and heated with a workbench, extra storage space, and 2020 roof shingles. Nature abounds within the private back yard, at nearby Bowness Park, and along this quiet Bowness west-end street. Furthermore, this inner-city location provides easy access to a diverse range of amenities, including shopping, dining, schools, parks, transit, Foothills Hospital, the University of Calgary, and the beautiful Bow River—not to mention quick access to Hwy and the Rocky Mountains. There are also REDEVELOPMENT POSSIBILITIES: Under the new city council-approved upzoning, this property is intended to be automatically rezoned to R-CG effective August 6, 2024. R-CG zoning accommodates up to FOUR separate dwellings and each of the FOUR may also include a secondary suite (subject to city approvals and permitting). The back alley access, excellent inner-city location, and ZERO flooding during the 2013 floods make this an ATTRACTIVE POTENTIAL FUTURE REDEVELOPMENT SITE for the forward-thinking buyer. Redevelopment is ongoing throughout Bowness as this beautiful neighborhood continues to rise in its appeal! Don't miss out. Call to set up a showing today!