

# \$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 50â€™ x 120â€™ 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 â€” 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 Childrenâ€™s Hospital. Easy routes to downtown and the mountains via Stoney and Highway 1.

A rare, shovel-ready infill opportunity in one of Calgaryâ€™s fastest-transforming west-side communities â€” 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
-------------	-----------------

Days on Market	34
Zoning	R-CG

## **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.