

# \$659,900 - 8932 34 Avenue Nw, Calgary

MLS® #A2214071

**\$659,900**

2 Bedroom, 1.00 Bathroom, 1,284 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to an exceptional property nestled in a serene corner of West Bowness! Situated on a substantial 50x120 R-CG lot, this tranquil location is surrounded by mature trees and is just moments away from Bowness Park, the Douglas Fir Trail and Sanctuary (home to the largest Douglas Fir tree stand in southern Alberta), the Bow River, and its extensive bike path system. This property presents a range of exciting possibilities. You could explore building new infills, preserve the existing home for future development, or simply enjoy the current 1,284 sqft two-bedroom bungalow with a den as a wonderful residence. Inside, the home boasts an open floor plan with large windows that flood every room with natural light, complemented by beautiful hardwood flooring. The spacious living room features patio doors that open onto a generous deck and patio area, perfect for outdoor living. The undeveloped lower level offers a blank canvas for creating additional living space to suit your needs. While the house has seen some recent updates, including a newer 100-amp electrical panel and vinyl siding, it still offers an opportunity for cosmetic personalization. Adding to its appeal, the current owner is an Architect and has already obtained City of Calgary approval for high-end, contemporary floor plans for two attractive semi-detached units to be built on the lot. This truly is a fantastic opportunity for builders or anyone looking to reside in a remarkably peaceful inner-city location. We encourage you to



inquire quickly about this unique property!

Built in 1956

### Essential Information

MLS® #	A2214071
Price	\$659,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,284
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8932 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Open Floorplan
Appliances	Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard, Dock
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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