



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8739 34 Avenue, Calgary T3B 1R6**

MLS®#: **A2163428**

Area: **Bowness**

Listing Date: **09/05/24**

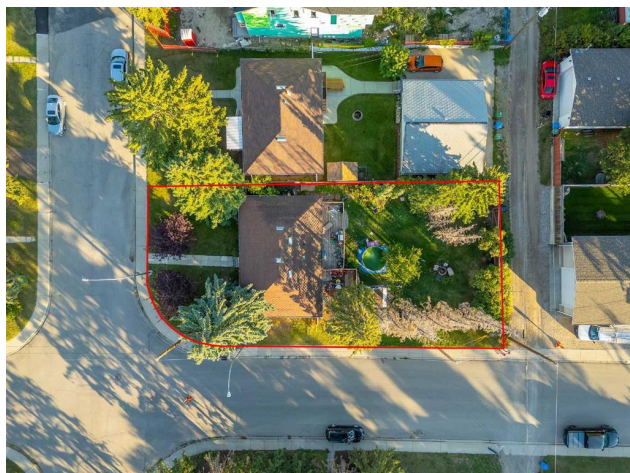
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,071**  
Low Sqft:  
Ttl Sqft: **1,071**

DOM

**13**  
Layout  
Beds: **3 (3)**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Close to Clubhouse,Corner Lot,Front Yard,Lawn,Street Lighting,Private,Rectangular Lot**

Park Feat:

**Alley Access,Off Street,On Street**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Stucco,Wood Frame**

Flooring: **Carpet,Hardwood**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 7`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 19`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 10`7"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 13`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 9`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**5960AM**

Remarks

Pub Rmks: **Massive CORNER Lot - almost 6000 sq ft! | Desirable Neighborhood of Bowness | Survey & plans done | Convenient location Welcome to this delightful bungalow situated in the highly coveted Bowness neighborhood, known for its prime location and convenience. Set on a generous corner lot that spans nearly 6,000 sq ft—a truly expansive size—this property offers ample space and numerous possibilities. The south-west facing backyard is bathed in sunlight throughout the day, creating an ideal space for outdoor enjoyment. The home's position allows for easy access to major roadways, including Stoney Trail, 16 Avenue, and Sarcee Trail, streamlining your daily commute and weekend excursions. Residents will appreciate the close proximity to a range of amenities such as the University of Calgary, Foothills Hospital, Calgary Farmers Market, Shouldice Athletic Park, and Baker Park. Additionally, Market Mall, playgrounds, schools, and various restaurants are just a short distance away, making this location exceptionally convenient. The corner lot also offers abundant street parking for guests and family. Beyond its immediate charm, this property presents significant potential for future investment opportunities. The spacious nearly 6,000 sq ft lot and prime location open the door to various possibilities, whether you envision renovations, expansions, or other enhancements. With its blend of comfort, versatility, and strategic location, this property is a rare gem and an excellent investment prospect in the vibrant Bowness area.**

Inclusions:  
Property Listed By: **n/a  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

