



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8907 34 Avenue, Calgary T3B1S1**

MLS® #: **A2164057**      Area: **Bowness**      Listing Date: **09/09/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1956**  
Lot Information  
 Lot Sz Ar: **8,395 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **919**  
 Low Sqft:  
 Ttl Sqft: **919**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-C1**

Legal Desc:

3023GJ

Remarks

Pub Rmks:

**Welcome to 8097 34 Ave NW, an exceptional opportunity in the heart of the desirable Bowness community. This charming bungalow sits on an expansive 70 ft x 120 ft lot, offering plenty of potential for redevelopment or future investment. With RC-G zoning, this property opens the door to a variety of development opportunities, from townhouses (lot is potentially large enough to have a FIVE unit townhouse plus FIVE secondary suites subject to permitting and approval), to semi-detached homes, making it an ideal choice for builders, investors, or homeowners looking to create a custom project in a rapidly evolving area. The current home offers cozy living with bright rooms, ample yard space, and a functional layout, while the mature trees and surrounding greenery provide privacy and a peaceful atmosphere. Located close to parks, schools, and the Bow River, this property combines the charm of an established neighbourhood with the excitement of new development possibilities. Don't miss out on this rare find in one of Calgary's most sought-after communities!**

Inclusions:

N/A

Property Listed By:

The Real Estate District

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







