



THE
A-TEAM

**RE/MAX
FIRST**

8928 34 Avenue, Calgary T3B 1S2

MLS® #: **A2166691**

Area: **Bowness**

Listing Date: **09/17/24**

List Price: **\$655,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **924**

Low Sqft:

Ttl Sqft: **924**

Lot Information

Lot Sz Ar: **6,000 sqft**

Lot Shape:

DOM

2

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl: **Refrigerator**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`2" x 11`5"	Bedroom	Main	11`7" x 9`9"
Kitchen	Main	13`5" x 11`2"	Laundry	Main	5`3" x 11`2"
3pc Bathroom	Main	5`5" x 7`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3023GJ

Zoning:
R-C1

Remarks

Pub Rmks: **50x120FT Flat Rectangle lot on one of the best streets in Bowness! Seller has plans for a 4Plex with suites, DP has not been submitted. Asbestos testing and Abatement has been completed. Plans are - 3 beds up, 3.5 Baths - 1 bed down 1 bath - 1761 SQFT inc basement per unit**

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

