

8928 34 Avenue, Calgary T3B 1S2

MLS®#: **A2166691** Area: **Bowness** Listing **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**  
Lot Information  
 Lot Sz Ar: **6,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **924**  
 Low Sqft:  
 Ttl Sqft: **924**

DOM  
**77**  
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"			

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 legal 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 - Plans are in the supplements**

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**



