

# \$619,000 - 8724 34 Avenue Nw, Calgary

MLS® #A2255930

**\$619,000**

4 Bedroom, 2.00 Bathroom, 912 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

50' x 120' LOT | R-CG ZONING |  
SEPARATE ENTRANCE | 4 BED / 2 BATH /  
912 SQ FT |

Fantastic redevelopment opportunity in the heart of Bowness! This 50' x 120' lot with highly sought-after R-CG zoning offers endless potential—whether you choose to renovate the existing bungalow (complete with separate entrance), or start fresh and build new. R-CG zoning allows for a variety of housing options, making this an ideal choice for builders, investors, or those looking to create their dream home.

Nestled on a quiet and desirable street, the property is surrounded by the charm and community feel that Bowness is known for. You'll love the proximity to schools, parks, and the Bow River pathways—perfect for outdoor enthusiasts and families alike. Major amenities, shopping, and dining are just minutes away, and easy access to COP/WinSport, Stoney Trail, and Highway 1 makes commuting a breeze.

Whether you're looking to invest, develop, or settle into this vibrant community, this property delivers exceptional opportunity in one of Calgary's most dynamic neighborhoods.

Built in 1968

## Essential Information

MLS® #                      A2255930



|                |             |
|----------------|-------------|
| Price          | \$619,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 912         |
| Acres          | 0.14        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8724 34 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1R7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bar, Laminate Counters, Separate Entrance                                 |
| Appliances        | Dryer, Microwave, Range, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Exterior Entry, Finished, Full                                            |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Entrance, Private Yard                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco                                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 13th, 2025  
Days on Market        3  
Zoning                      R-CG

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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