

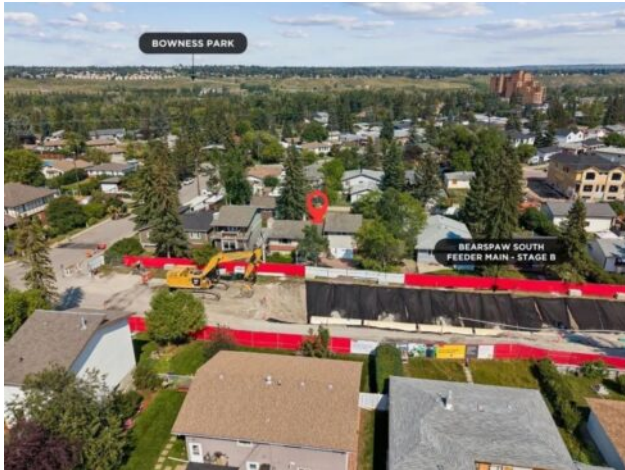


GRASSROOTS
REALTY GROUP

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8832 34 Avenue NW
Calgary, Alberta

MLS # A2339356



\$789,900

Division:	Bowness		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed

First time on the market! This 75' x 120' interior lot (nearly 9,000 sq. ft.) is zoned R-C1 and offers exceptional flexibility for a CUSTOM RESIDENCE, RENOVATION or FUTURE DEVELOPMENT, subject to City of Calgary approval and applicable title restrictions. The original 1959 home has been lovingly maintained by the same family since new. It offers approximately 1,234 sq. ft. above grade (RMS) plus a finished basement of approximately 727 sq. ft., for about 1,960 sq. ft. of developed living space. Main floor: Living room with gas fireplace, bedroom, 3-piece bathroom, kitchen and den/office. Upstairs: Primary bedroom and an additional bedroom. Basement: Family room with gas fireplace, two additional rooms used as bedrooms (no egress windows), 3-piece bathroom, and additional room with existing cabinetry, counter space and plumbing from a former kitchen setup. The home is livable and occupied. Live in it, renovate it, or hold it as a rental while you plan your next step. Bowness continues to evolve, with significant redevelopment and multi-million-dollar homes throughout the community, while retaining the character that makes it distinctive. Bowness Park and the Bow River are nearby, along with Canada Olympic Park, Stoney Trail, Highway 1, hospitals, the University of Calgary and the Calgary Farmers' Market. Stage B of the City of Calgary's Bearspaw South Feeder Main replacement is underway along 34 Avenue N.W., with completion expected by late 2026. The project includes wider sidewalks and streetscape improvements. Building, land, attached goods and included appliances are sold as-is, where-is. Do not enter or walk the property without a confirmed appointment through your REALTOR®. Select interior photos have been digitally refined for presentation.

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