

# \$765,000 - 8320 34 Avenue Nw, Calgary

MLS® #A2244380

**\$765,000**

3 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Shovel-Ready Multi-Family Development  
Opportunity in Bowness!

A rare and exceptional opportunity to acquire a full-sized 50' x 120' R-CG zoned lot in the highly sought-after community of Bowness.

This prime inner-city development site comes complete with a fully approved Development Permit for a thoughtfully designed 4-plex, each unit featuring a legal basement suite – totaling 8 income-generating units.

This project is ideal for a CMHC - backed rental investment or a stratified build, offering the potential to sell individual units, each with its own secondary suite.

With the development permit in hand, you can bypass lengthy approval timelines – just pull the building permit and start construction right away. SELLER CAN BUILD THE PROJECT AND OFFER IT AS A TURNKEY SOLUTION FOR INVESTORS.

Opportunities like this don't come often. Don't miss your chance to capitalize on this multi-family project in one of Calgary's most desirable redevelopment areas perfect for Developers, Builders, or long-term investors.

Built in 1952



## Essential Information

MLS® #	A2244380
Price	\$765,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	8320 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1R2

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame

Foundation                Poured Concrete, See Remarks

**Additional Information**

Date Listed                August 15th, 2025  
Days on Market            1  
Zoning                      R-CG

**Listing Details**

Listing Office              CIR Realty

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