

\$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, Wood Frame, Stucco

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed August 15th, 2025
Days on Market 58
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.