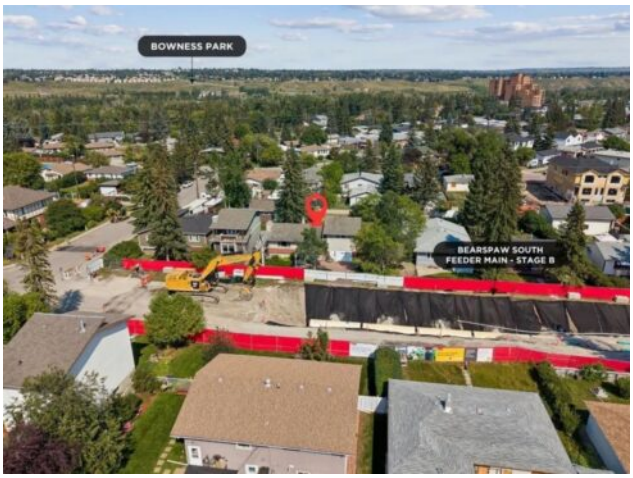
REALTY ACES
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GRASSROOTS REALTY GROUP

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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 and offers another option entirely — move in, renovate over time, or hold the property while deciding what comes next. With approximately 1,234 sq. ft. above grade (RMS) plus a finished basement of approximately 727 sq. ft., there is about 1,960 sq. ft. of developed living space. The main floor includes a living room with gas fireplace, bedroom, 3-piece bathroom, kitchen and den/office. Upstairs are the primary bedroom and an additional bedroom. The basement offers a family room with gas fireplace, two additional rooms used as bedrooms (no egress windows), a 3-piece bathroom, and another room with existing cabinetry, counter space and plumbing from a former kitchen setup. The home is currently occupied and provides the opportunity for a buyer to settle in and update gradually, undertake a larger renovation, or hold the property for the future. 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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