

# \$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                65  
Zoning                          R-CG

**Listing Details**

Listing Office                 CIR Realty

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