



8724 34 Avenue NW, Calgary, Alberta - \$619,000



Main Photo

Property Description

50' x 120' LOT | R-CG ZONING | SEPARATE ENTRANCE | 4 BED / 2 BATH / 912 SQ FT |

Fantastic redevelopment opportunity in the heart of Bowness! This 50' x 120' lot with highly sought-after R-CG zoning offers endless potential—whether you choose to renovate the existing bungalow (complete with separate entrance), or start fresh and build new. R-CG zoning allows for a variety of housing options, making this an ideal choice for builders, investors, or those looking to create their dream home.

Nestled on a quiet and desirable street, the property is surrounded by the charm and community feel that Bowness is known for. You'll love the proximity to schools, parks, and the Bow River pathways—perfect for outdoor enthusiasts and families alike. Major amenities, shopping, and dining are just minutes away, and



easy access to COP/WinSport, Stoney Trail, and Highway 1 makes commuting a breeze. Whether you're looking to invest, develop, or settle into this vibrant community, this property delivers exceptional opportunity in one of Calgary's most dynamic neighborhoods.

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