

\$675,000 - 8928 34 Avenue Nw, Calgary

MLS® #A2266788

\$675,000

1 Bedroom, 1.00 Bathroom,
Residential on 0.14 Acres

Bowness, Calgary, Alberta

DP APPROVED - SHOVEL READY - HOUSE
HAS BEEN DEMOLISHED - PLANS FOR
SEMI-DETACHED - NO HOUSE ON THE
PROPERTY

A
rare, truly ready-to-build duplex opportunity in
the heart of Bowness!
The existing house has already been
demolished, the asbestos test completed and
cleared, architectural design fees fully paid,
and the Development Permit approved by the
City of Calgary – making this a perfect
shovel-ready project for builders or investors
looking to start construction immediately.

Location

Situated on a quiet tree-lined street in
Bowness, just steps to Bowmont Park,
Bowness Park, the Bow River Pathway, and all
the amenities of Bowness Main Street. Quick
access to 16 Ave NW / Stoney Trail, COP /
WinSport, and 10 minutes to the University of
Calgary or Foothills Hospital.

Built in 1956

Essential Information

MLS® #	A2266788
Price	\$675,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8928 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office

The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.