



## 8924 34 Avenue Calgary Alberta

\$659,000

LOVELY PROPERTY TO LIVE IN OR REDEVELOP. This charming bungalow is nestled on a beautifully landscaped 50' X 120' lot with MULTIPLE DECKS; an oversized, heated, DOUBLE GARAGE; an extra SHED, beautiful LANDSCAPING, and a fully FENCED yard! And, it's located on one of the nicest streets in Bowness. Inside, you will find a VAULTED CEILING in the living room, decorative wood ceiling beams, and even a small BONUS LOFT currently set up as an office. The kitchen contains all stainless steel appliances and the microwave/hood fan, dishwasher, and washing machine are only a few years old. 2021 central AIR CONDITIONING and 2023 roof shingles show pride of ownership. The oversized, double garage is insulated and heated with a workbench, extra storage space, and 2020 roof shingles. Nature abounds within the private backyard, at nearby Bowness Park, and along this quiet Bowness west-end street. Furthermore, this inner-city location provides easy access to a diverse range of amenities, including extensive shopping, dining, schools, parks, transit, Foothills Hospital, the University of Calgary, and the beautiful Bow River--not to mention quick access to Hwy and the Rocky Mountains. There are also REDEVELOPMENT POSSIBILITIES: Under the new city council-approved upzoning, this property is intended to be automatically rezoned to R-CG effective August 6, 2024. R-CG zoning accommodates up to FOUR separate dwellings and each of the FOUR may also include a secondary suite (subject to city approvals and permitting). The back alley access, excellent inner-city location, and ZERO flooding during the 2013 floods make this an ATTRACTIVE POTENTIAL FUTURE REDEVELOPMENT SITE for the forward-thinking buyer. Redevelopment is ongoing throughout Bowenss as this beautiful neighborhood continues to rise in its appeal! Don't miss out. Call to set up a showing today! (id:6769)

Kitchen 13.50 Ft x 8.17 Ft

Dining room 15.92 Ft x 12.25 Ft

Living room 15.25 Ft x 9.58 Ft

Other 9.67 Ft x 5.33 Ft

Primary Bedroom 12.00 Ft x 11.67 Ft

Bedroom 11.00 Ft x 8.00 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Listing Presented By:



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**Mirror**

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