



## 8831 34 Avenue Calgary Alberta

\$800,000

SHOVEL-READY INFILL DEVELOPMENT OPPORTUNITY | DP-APPROVED SEMI-DETACHED + BASEMENT SUITES | BUILDER-READY WITH OR WITHOUT NEW ERA HOMES

Builders, investors, and visionaries—this is the rare inner-city opportunity you've been waiting for. Welcome to 8831 34 Avenue NW, a 50x120 RC-G lot in the heart of Bowness, one of Calgary's most strategically located and rapidly evolving communities. This parcel comes with a fully approved Development Permit (DP2024-07955) for two modern semi-detached homes, each with basement secondary suites and detached double garages, designed by Ellergodt Design. No waiting. No uncertainty. Start building tomorrow.

DP-Approved: Includes contextual semi-detached homes + secondary suites + garages

Asbestos testing complete: No remediation required

Clean RPR with Compliance

Design + Revit drawings by Ellergodt Design included

Construction-ready with New Era Homes - a premium Calgary infill builder

Utilities & site servicing confirmed

Off-site levies estimated at only ~\$7,000

Bowness continues to rise as a top Calgary infill destination with its blend of riverside access, proximity to downtown, UCalgary, Foothills Hospital, and Canada Olympic Park. With zoning encouraging density and the City's housing strategy pushing for multi-unit development, this project aligns perfectly with Calgary's growth trends and infill evolution. Whether you're a seasoned developer or entering the infill market, this is a low-friction, high-potential project. Build for resale or long-term rental—either way, the path to profit is clear. (id:6769)

Listing Presented By:



Originally Listed by:  
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**RE/MAX**

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