



# 7616 34 Avenue Calgary Alberta

\$724,900

One owner for many, many years is selling this "park like" property and the adjacent lot together as one magnificent 100ft wide lot, totaling almost 1/3 of acre! They are both R-CG zoned, ready for a re-development opportunity!!! The two individual lots are on 50ft frontage and are on two separate titles are listed each for \$724900 but must be sold together. The one lot at 7616 34 Avenue NW has an older 3 bedroom story and a half and is in need of cosmetic TLC and could be rented in the interim awaiting development approvals. The adjacent property, 7620 34 Avenue NW is a lot only property and is located next door and is land value only, that includes a huge 26x24 detached garage. Excellent location, a short walk to the new Superstore, across from Trinity Hills Box stores, two minutes away from the new Farmer's Market in the Greenwich community, 5 minutes away from two hospitals, a short commute to downtown and easy access west to the mountains!!! Hurry on this incredible investment or building opportunity. \*\*\* Please note all photos include both properties. \*\*\* (id:6769)

Bedroom 4.00 M x 3.80 M

Bedroom 3.50 M x 3.20 M

4pc Bathroom Measurements not available

Other 4.00 M x 3.50 M

Living room 7.30 M x 3.50 M

Primary Bedroom 3.70 M x 3.00 M

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

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