



## 8320 34 Avenue Calgary Alberta

\$650,000

For more information, please click on Brochure button below. Investors/ Builders!! Large 50 X 120 ft lot. Zoned R-CG. Significant development opportunity in the heart of the rapidly evolving community of Bowness. Very central location with new multi-unit homes going up nearby. Lots like this tend to go quite quickly. \*As is\* Quaint 50's Bungalow with the glory days in the past, the property is prime for development. Centrally located on 34th Ave with all the essential amenities located within the community; either a walk or short drive away (medical, pharmacy, dental, veterinary, bakery, dining, boutique stores, schools and preschool care...). The nearby ring road, Stoney Trail makes it a breeze to navigate the city to all the major highways, escape to the Rockies or commute to the airport. Drive to downtown Calgary in 20 mins. It is a leisurely walk up to the new Farmers Market - NW (and soon-to-be-built Children's Health Centre). A short stroll to multiple parks along the Bow River, river valley and off-leash dog parks. Steps from public transit (bus) to connect to downtown, Crowfoot, North Hill, Calgary University, Trinity Hills and Winsport, the Rocky Mountains and Banff. Restrictive covenant on title. The foundation walls have major structural cracks and the house is not suitable to occupy long term. (id:6769)

4pc Bathroom 5.08 Ft x 7.42 Ft

Bedroom 12.75 Ft x 8.17 Ft

Bedroom 12.75 Ft x 8.00 Ft

Kitchen 12.67 Ft x 13.58 Ft

Living room 12.75 Ft x 11.92 Ft

Other 10.42 Ft x 7.50 Ft

Primary Bedroom 12.75 Ft x 8.83 Ft

Listing Presented By:



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