



8119 34 Avenue Calgary Alberta

\$500,000

Located in the established community of Bowness, this 1956 detached home sits on an oversized 50' x 120' lot and offers a unique opportunity for buyers looking to make a property their own. The existing home provides a solid starting point for renovation, while the size and location of the lot create exciting possibilities for a future custom-home or redevelopment project, subject to City approvals. The property features approximately 1,080 sq. ft. above grade, 3 bedrooms, 2 bathrooms, and a developed basement with one of the bedrooms, bathroom and a second kitchen. A detached double garage, rear lane access and approximately four additional parking spaces provide excellent flexibility for vehicles, storage and future plans. Mature trees and an established residential setting add character to the property, while recent road and water-main improvements are an added benefit. Bowness continues to offer a mix of established homes, renovations and newer construction, with access to parks, schools, local amenities, the Bow River pathway system and Bowness Park. Whether you're looking to renovate the existing home, create an income-producing property, or explore a future custom-home or redevelopment plan, this property offers the lot, location and flexibility to pursue your vision. Zoning and future development opportunities should be independently verified with the City of Calgary. (id:6769)

3pc Bathroom 6.00 Ft x 6.00 Ft

Bedroom 10.00 Ft x 8.83 Ft

Kitchen 8.17 Ft x 9.08 Ft

Recreational, Games room 16.58 Ft x 9.25 Ft

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4pc Bathroom 7.58 Ft x 8.00 Ft

Bedroom 12.00 Ft x 11.42 Ft

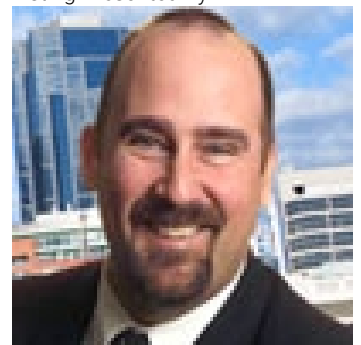
Bedroom 8.00 Ft x 11.42 Ft

Dining room 9.92 Ft x 11.42 Ft

Kitchen 11.75 Ft x 13.67 Ft

Living room 17.17 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

RE/MAX Realty Professionals

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