

\$765,000 - 8320 34 Avenue Nw, Calgary

MLS® #A2244380

\$765,000

3 Bedroom, 1.00 Bathroom, 867 sqft
Single Family on 0.14 Acres

Bowness, Calgary, Alberta

Shovel-Ready Multi-Family Development Opportunity in Bowness! A rare and exceptional opportunity to acquire a full-sized 50' x 120' R-CG zoned lot in the highly sought-after community of Bowness. This prime inner-city development site comes complete with a fully approved Development Permit for a thoughtfully designed 4-plex, each unit featuring a legal basement suite – totaling 8 income-generating units. This project is ideal for a CMHC - backed rental investment or a stratified build, offering the potential to sell individual units, each with its own secondary suite. With the development permit in hand, you can bypass lengthy approval timelines – just pull the building permit and start construction right away. SELLER CAN BUILD THE PROJECT AND OFFER IT AS A TURNKEY SOLUTION FOR INVESTORS. Opportunities like this don't come often. Don't miss your chance to capitalize on this multi-family project in one of Calgary's most desirable redevelopment areas perfect for Developers, Builders, or long-term investors. (id:6289)

Built in 1952

Essential Information

Listing #	A2244380
Price	\$765,000
Bedrooms	3



Bathrooms	1.00
Square Footage	867
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8320 34 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1R2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No neighbours behind
Parking Spaces	2
Parking	Other

Interior

Appliances	None
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete, See Remarks

Listing Details

Listing Office	CIR Realty
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