

\$674,900 - 7616 34 Avenue Nw, Calgary

MLS® #A2259320

\$674,900

3 Bedroom, 1.00 Bathroom, 1,130 sqft
Single Family on 0.14 Acres

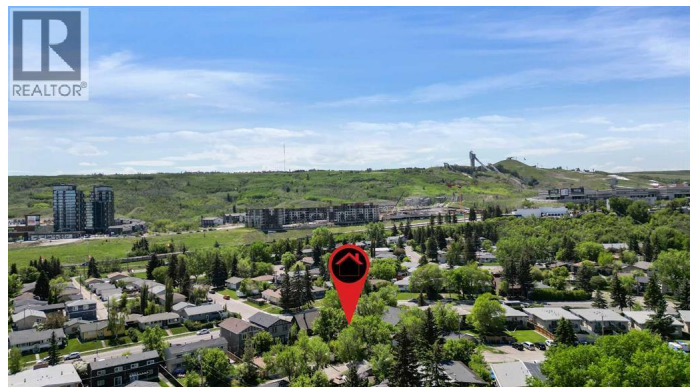
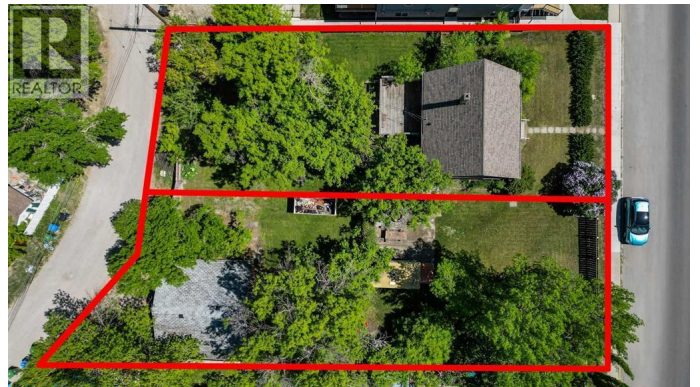
Bowness, Calgary, Alberta

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, each property is listed at \$674,900 and 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:6289)

Built in 1945

Essential Information

Listing #	A2259320
Price	\$674,900



Bedrooms	3
Bathrooms	1.00
Square Footage	1,130
Acres	0.14
Year Built	1945
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7616 34 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1N6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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Listing information last updated on October 13th, 2025 at 3:17pm PDT