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

MLS® #A2244380

\$765,000

3 Bedroom, 1.00 Bathroom, 867 sqft Residential 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 â€" 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 â€" just pull the building permit and start construction right away. SELLER CAN BUILT 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.







Built in 1952

Essential Information

MLS® # A2244380 Price \$765,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 867
Acres 0.14
Year Built 1952

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 8320 34 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B1R2

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed August 15th, 2025

Days on Market 62

Zoning R-CG

Listing Details

Listing Office CIR Realty

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