

\$675,000 - 8928 34 Avenue Nw, Calgary

MLS® #A2269258

\$675,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Bowness, Calgary, Alberta

DP APPROVED - SHOVEL READY - HOUSE HAS BEEN DEMOLISHED - PLANS FOR SEMI-DETACHED - NO HOUSE ON THE PROPERTY A rare, truly ready-to-build duplex opportunity in the heart of Bowness! The existing house has already been demolished, the asbestos test completed and cleared, architectural design fees fully paid, and the Development Permit approved by the City of Calgary "making this a perfect shovel-ready project for builders or investors looking to start construction immediately. Location Situated on a quiet tree-lined street in Bowness, just steps to Bowmont Park, Bowness Park, the Bow River Pathway, and all the amenities of Bowness Main Street. Quick access to 16 Ave NW / Stoney Trail, COP / WinSport, and 10 minutes to the University of Calgary or Foothills Hospital.



Essential Information

MLS® #	A2269258
Price	\$675,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	8928 34 Avenue Nw
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Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S2

Additional Information

Date Listed	November 6th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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