\$800,000 - 8831 34 Avenue Nw, Calgary

MLS® #A2211863

\$800,000

0 Bedroom, 0.00 Bathroom, Land on 0.14 Acres

Bowness, Calgary, Alberta

SHOVEL-READY INFILL DEVELOPMENT
OPPORTUNITY | DP-APPROVED
SEMI-DETACHED + BASEMENT SUITES |
BUILDER-READY WITH OR WITHOUT NEW
ERA HOMES

Builders, investors, and visionariesâ€"this is the rare inner-city opportunity you've been waiting for.

Welcome to 8831 34 Avenue NW, a 50x120 RC-G lot in the heart of Bowness, one of Calgary's most strategically located and rapidly evolving communities. This parcel comes with a fully approved Development Permit (DP2024-07955) for two modern semi-detached homes, each with basement secondary suites and detached double garages, designed by Ellergodt Design. No waiting. No uncertainty. Start building tomorrow.

DP-Approved: Includes contextual semi-detached homes + secondary suites + garages

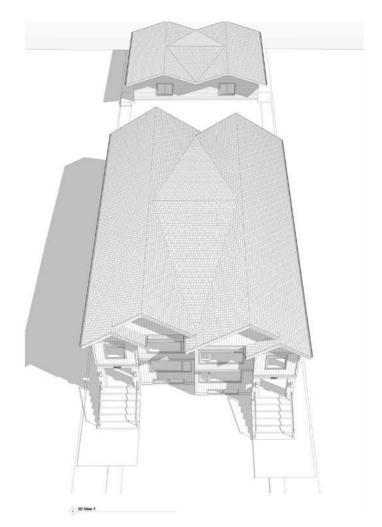
Asbestos testing complete: No remediation required

Clean RPR with Compliance

Design + Revit drawings by Ellergodt Design included

Construction-ready with New Era Homes – a premium Calgary infill builder Utilities & site servicing confirmed

Off-site levies estimated at only ~\$7,000





Bowness continues to rise as a top Calgary infill destination with its blend of riverside access, proximity to downtown, UCalgary, Foothills Hospital, and Canada Olympic Park. With zoning encouraging density and the City's housing strategy pushing for multi-unit development, this project aligns perfectly with Calgary's growth trends and infill evolution.

Whether you're a seasoned developer or entering the infill market, this is a low-friction, high-potential project. Build for resale or long-term rentalâ€"either way, the path to profit is clear.

Essential Information

MLS® # A2211863 Price \$800,000

Bathrooms 0.00 Acres 0.14 Type Land

Sub-Type Residential Land

Status Active

Community Information

Address 8831 34 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B1R9

Additional Information

Date Listed April 15th, 2025

Days on Market 6

Zoning R-CG

Listing Details

Listing Office Charles



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