8119 34 Avenue NW

Calgary | Active | MLS® A2348645

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1956**	**1,079.33 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Located in the established community of Bowness, this 1956 detached home sits on an oversized 50' x 120' lot and offers a unique opportunity for buyers looking to make a property their own. The existing home provides a solid starting point for renovation, while the size and location of the lot create exciting possibilities for a future custom-home or redevelopment project, subject to City approvals.

The property features approximately 1,080 sq. ft. above grade, 3 bedrooms, 2 bathrooms, and a developed basement with one of the bedrooms, bathroom and a second kitchen. A detached double garage, rear lane access and approximately four additional parking spaces provide excellent flexibility for vehicles, storage and future plans.

Mature trees and an established residential setting add character to the property, while recent road and water-main improvements are an added benefit. Bowness continues to offer a mix of established homes, renovations and newer construction, with access to parks, schools, local amenities, the Bow River pathway system and Bowness Park.

Whether you're looking to renovate the existing home, create an income-producing property, or explore a future custom-home or redevelopment plan, this property offers the lot, location and flexibility to pursue your vision.

Zoning and future development opportunities should be independently verified with the City of Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348645
Bedrooms	3
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	Bungalow
Total Living Area:	1,079.33 sq. ft.
Main Level Finished Area:	1,079.33 sq. ft.
Below Grade Finished Area:	676.32 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	1956 (Age: 70)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5960AM
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Inclusions:	2nd Washer/Dryer Stacked
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 12' × 11'5" ·
Main Floor	Bedroom · 11'5" × 8' ·
Main Floor	Dining Room · 11'5" × 9'11" ·
Main Floor	Kitchen · 13'8" × 11'9" ·
Main Floor	Living Room · 17'2" × 11'5" ·
Basement	Bedroom · 10' × 8'10" ·
Basement	Kitchen · 9'1" × 8'2" ·
Basement	Game Room · 16'7" × 9'3" ·
Basement	Game Room · 16'7" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Few Trees, Rectangular Lot
Accessibility Features:	Accessible Closets
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8119-34-avenue-nw-calgary-a2348645/

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