

# \$698,900 - 7616 34 Avenue Nw, Calgary

MLS® #A2227223

**\$698,900**

3 Bedroom, 1.00 Bathroom, 1,130 sqft  
Residential on 0.14 Acres

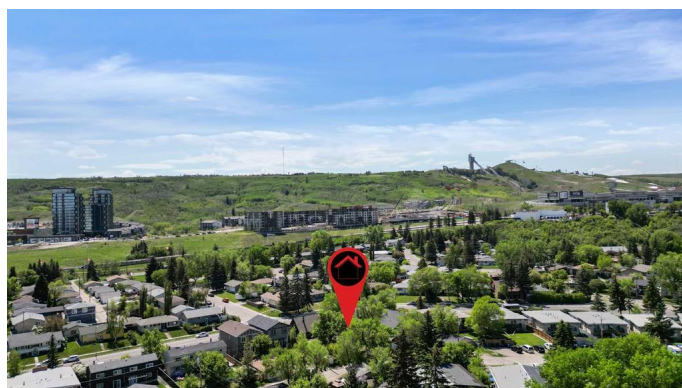
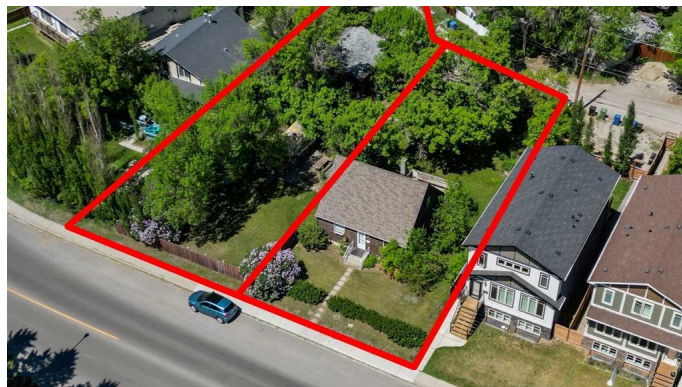
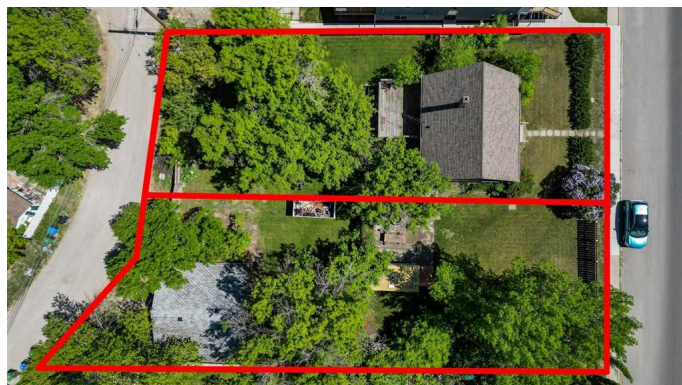
Bowness, Calgary, Alberta

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, both are listed for \$698,900 each but 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 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. \*\*\*

Built in 1945

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2227223  |
| Price    | \$698,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,130             |
| Acres          | 0.14              |
| Year Built     | 1945              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7616 34 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1N6           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard, Fire Pit  |
| Lot Description   | Back Lane, Back Yard    |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 60             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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