

# \$674,900 - 7616 34 Avenue Nw, Calgary

MLS® #A2227223

**\$674,900**

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

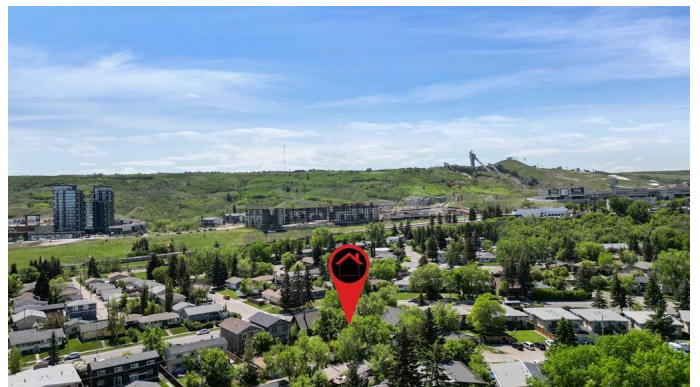
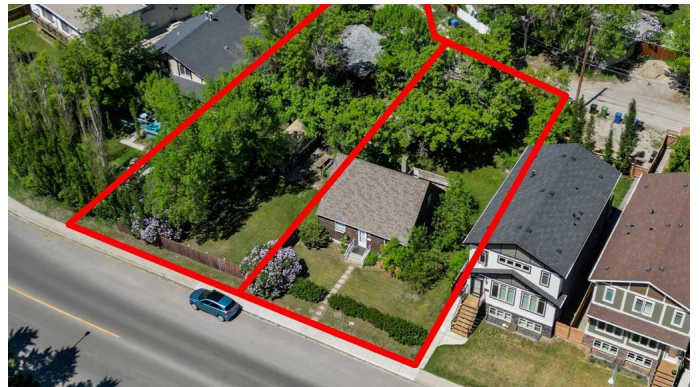
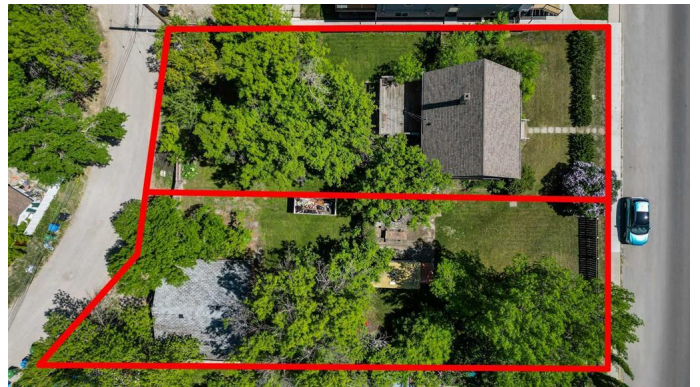
Bowness, Calgary, Alberta

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	\$674,900
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	Fire Pit, Private Yard
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	97
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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