

# \$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 visionaries—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

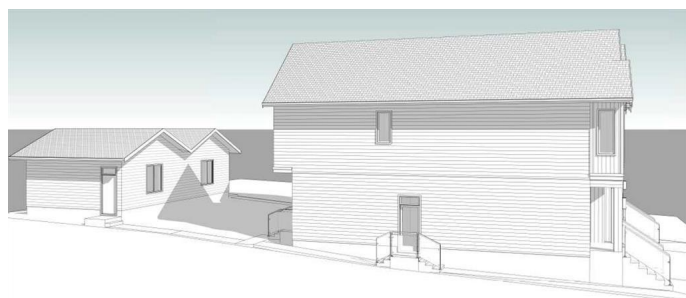
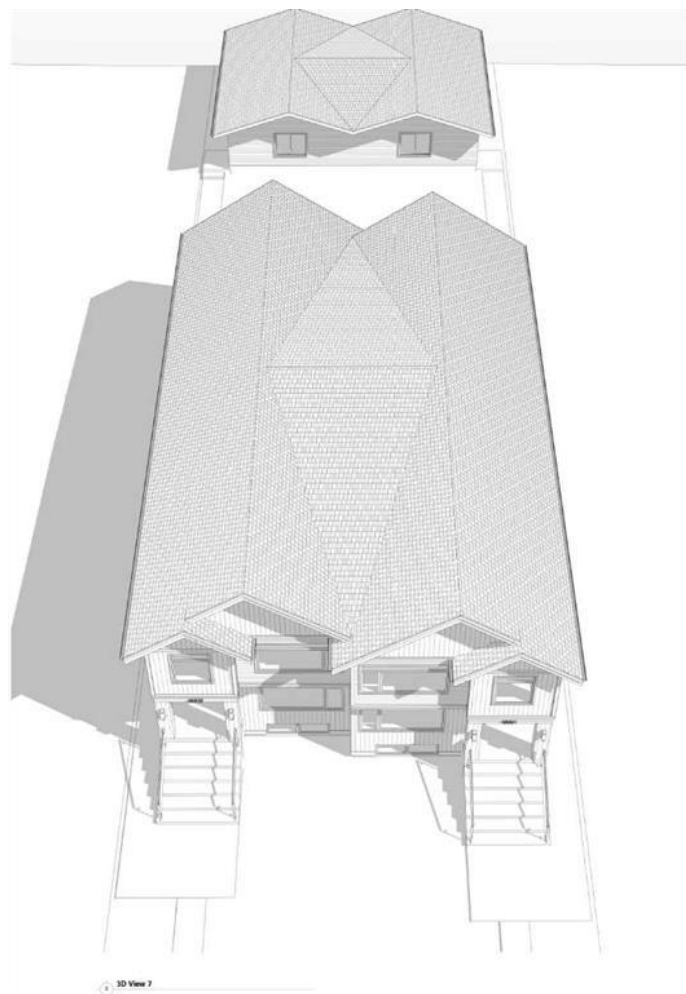
Clean RPR with Compliance

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



3D View 5

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 rental—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	7
Zoning	R-CG

### Listing Details

Listing Office

Charles



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