

# \$674,900 - 7620 34 Avenue Nw, Calgary

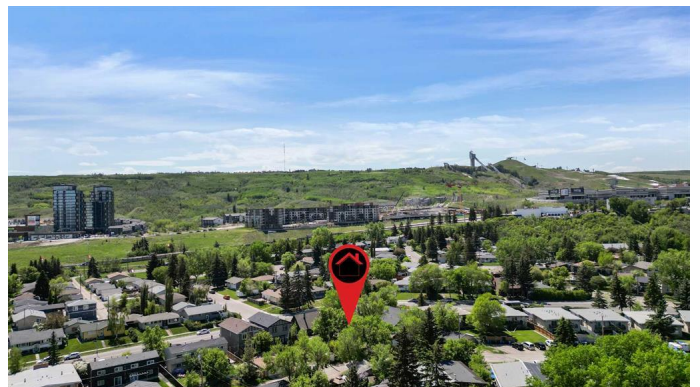
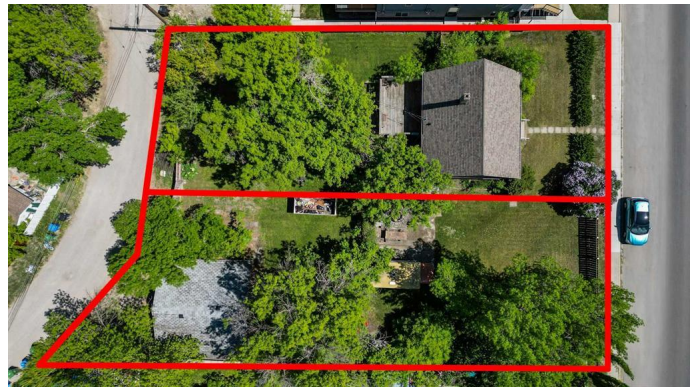
MLS® #A2227217

**\$674,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 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 for each but must be sold together. The one lot 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, it is located next door 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. \*\*\*



## Essential Information

MLS® #	A2227217
Price	\$674,900
Bathrooms	0.00
Acres	0.15

Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	7620 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N6

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	99
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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