

# \$574,900 - 6428 33 Avenue Nw, Calgary

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MLS® #A2201706

**\$574,900**

2 Bedroom, 1.00 Bathroom, 955 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Builders, investors, and future homeowners—this is your chance to secure the lowest-priced 50' x 120' lot in Bowness! Situated on a quiet, tree-lined street, this prime, flat lot presents endless possibilities—redevelop, invest, or move in and enjoy.

The existing charming 2-bedroom, 1-bathroom home is move-in ready, featuring main-floor laundry and a detached double garage with an extended driveway. Whether you're looking for a fantastic rental property to generate income or the perfect site for your future dream home, this property offers unparalleled potential.

Located just minutes from top-rated schools, parks, shopping, and essential amenities, this home provides seamless access to downtown and the Rocky Mountains, making it ideal for work and recreation.

Opportunities like this—at a price that cannot be beaten in Bowness—are rare. Don't miss out on this incredible investment. Act fast—this one won't last!



Built in 1948

## Essential Information

MLS® #	A2201706
Price	\$574,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	955
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6428 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Crawl Space

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Interior Lot, Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### Additional Information

Date Listed	March 12th, 2025
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Days on Market	37
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
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