



**GRASSROOTS**  
REALTY GROUP

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**6383 32 Avenue NW**  
**Calgary, Alberta**

**MLS # A2245009**



**\$689,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

**\*\*Charming 1958 Original-Owner Bungalow on a Massive South-Facing Lot in Bowness.\*\*** This property boasts versatility, situated on a large and rare lot (approx. 60 ft x 113 ft) ideal for redevelopment or for a family to call this well-loved property home. While many properties in this area are prime for redevelopment, this home offers a fantastic opportunity for savvy investors or for a family looking to make it their own and enjoy the lovely neighbours on a low-traffic, private cul-de-sac. Lovingly cared for by its original owners, this rare find in the heart of Bowness is comfortably liveable, with a few thoughtful updates over the years including a high-efficiency furnace (2015), hot water tank (2018), and newer shingle roofing. Inside, the main level features a cozy, spacious, and bright layout with a good-sized functional kitchen, updated appliances, a nook area, three bedrooms, and a full bathroom. The developed basement includes a large rec room with a wood-burning stove, bar area, half bathroom, laundry centre, and plenty of storage. Outside boasts a detached oversized single tandem garage with extra storage, workshop space, an additional flex or office area, and a beautiful south-facing backyard with garden and lawn. Bowness is a vibrant, evolving community with plenty of parks, shops, and river pathways, offering a unique blend of tranquility and urban convenience. The current Calgary zoning for this property is R-CG. Under R-CG, permissible development includes single-family homes, semi-detached dwellings, rowhouses, or up to four units per parcel (such as four-unit rowhouses or front/back configurations with a separate garage). Basement suites are allowed, and secondary suites can be included with the proper development and building permits.

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