



**6372 + 74 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2262159**



**\$729,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,407 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Fridge, Stove (2), Washer, Dryer (2), Window coverings, Storage shed (2)

Amazing land play, 66 x 122ft R-CG lot (8,051 sqft) with SXS duplex (no basements) and on a very quiet street in East Bowness! Excellent opportunity for someone to bring their creative ideas and build up, and you'll be rewarded with great views of Sarcee Hill, C.O.P. and the river valley. Long term owner says sell with a quick possession and asks to rent back one of the sides of the duplex for 4-6 months preferred. Owner lives on west side and East side is vacant. The east unit has two bedrooms and an updated brand new bathroom. The west unit has been converted into a one bedroom but could easily be converted back to 2 bedrooms. Each unit is self contained as there are two furnaces, two water tanks and each is separately metered with the city and has individual mailing addresses registered with the City. Excellent location as you are walking distance to the River, Shouldice Park, Minutes to Main street Bowness, Bowness/Bakers Park and C.O.P., plus just 15 mins to downtown! Short drive to the Children's and Foothills Hospitals, U of C and easy access out West to the Mountains! Don't sleep on this one as there is great potential for this rare sized of a lot!