



6428 33 Avenue NW
Calgary, Alberta

MLS # A2201706



\$574,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	955 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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!