

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

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	40
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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