

\$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 |
|-------------|------------------|

| | |
|----------------|------|
| Days on Market | 39 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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