

\$699,900 - 6503 33 Avenue Nw, Calgary

MLS® #A2206902

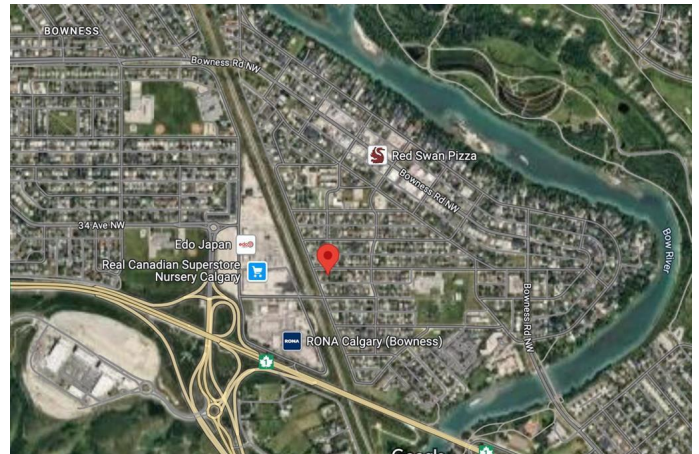
\$699,900

2 Bedroom, 1.00 Bathroom, 932 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention Builders & Developers! Here is a 50x122' Lot in the vibrant community of Bowness. Land Use Code: R-CG. This lot is close to shopping and schools. Just a short drive to Foothills Hospital, the Children's Hospital, and University of Calgary. Near by is Bowness Park - one of Calgary's most popular parks. It features a shallow lagoon popular for paddle boating in the summer and ice skating in the winter. The park also also has a wading pool, boat rentals, Playgrounds, picnic areas, and a children's train ride. Easy access to Trans Canada Hwy and the Rocky Mountains! House is not livable. Selling for lot value only.

Built in 1964



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206902 |
| Price | \$699,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 932 |
| Acres | 0.14 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6503 33 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1K9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, City Lot, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Brick/Mortar |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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