

# \$599,900 - 6428 33 Avenue Nw, Calgary

MLS® #A2201706

## \$599,900

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      | \$599,900 |
| 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          | Crawl Space, See Remarks   |

### **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 20  
Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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