

\$950,000 - 8123 33 Avenue Nw, Calgary

MLS® #A2231432

\$950,000

2 Bedroom, 1.00 Bathroom, 857 sqft

Single Family on 0.50 Acres

Bowness, Calgary, Alberta

Calling all aspiring or experienced builders looking to build on an executive-style, inner-city-acreage type lot. The historic, character-filled community of Bowness has only so many 1/2 acre lots left and this is of them. The existing bungalow sits on a huge 72.5 x 300 ft lot (21,750 sqft), features an oversized parking pad and gradually backs up onto a natural escarpment, situated on a quiet street in West Bowness. It's also just minutes away from Bowness & Bowmont Parks, C.O.P, and the new Farmer's Market. With the new zoning, there are many building options available for this lot, from single-family homes to townhomes. This 2-bedroom bungalow was just recently updated inside and new tenants have moved in on April 1st, 2025 with a one year lease at \$1790 + utilities. Additional updates include a newer roof. Given the size of the lot and the new zoning rules, it's a unique opportunity. Call your favorite Realtor today to arrange a discussion and offer on this fabulous lot. Please do not walk the lot or bother the tenants without booking an appointment first. (id:6289)

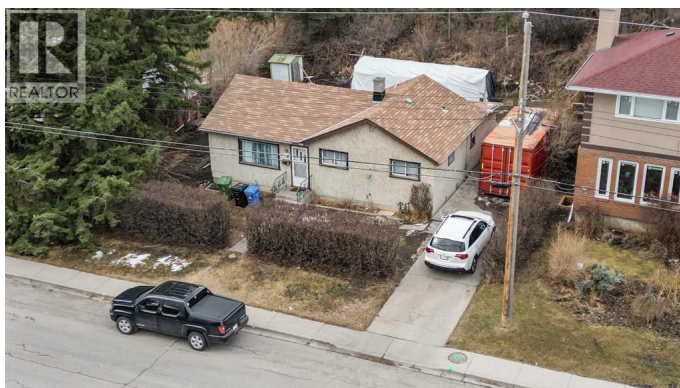
Built in 1942

Essential Information

Listing # A2231432

Price \$950,000

Bedrooms 2



Bathrooms	1.00
Square Footage	857
Acres	0.50
Year Built	1942
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8123 33 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1L5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks
Parking Spaces	6
Parking	Other, Parking Pad, RV

Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Block, Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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