

# \$704,900 - 6372 + 74 33 Avenue Nw, Calgary

MLS® #A2262159

**\$704,900**

3 Bedroom, 2.00 Bathroom, 1,422 sqft

Multi-family on 0.18 Acres

Bowness, Calgary, Alberta

Amazing land play, 66 x 122ft R-CG lot (8,051 sqft) with SXS duplex (no basements) and on a very quiet street in East Bowness! Excellent opportunity for someone to bring their creative ideas and build up, and you'll be rewarded with great views of Sarcee Hill, C.O.P. and the river valley. Long term owner says sell with a quick possession and asks to rent back one of the sides of the duplex for 4-6 months preferred. Owner lives on west side and East side is vacant. The east unit has two bedrooms and an updated brand new bathroom. The west unit has been converted into a one bedroom but could easily be converted back to 2 bedrooms. Each unit is self contained as there are two furnaces, two water tanks and each is separately metered with the city and has individual mailing addresses registered with the City. Excellent location as you are walking distance to the River, Shouldice Park, Minutes to Main street Bowness, Bowness/Bakers Park and C.O.P., plus just 15 mins to downtown! Short drive to the Children's and Foothills Hospitals, U of C and easy access out West to the Mountains! Don't sleep on this one as there is great potential for this rare sized of a lot! (id:6289)

Built in 1957

## Essential Information

Listing # A2262159

Price \$704,900



Bedrooms	3
Bathrooms	2.00
Square Footage	1,422
Acres	0.18
Year Built	1957
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	6372 + 74 33 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1K7

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Level
Parking Spaces	6
Parking	Other, Parking Pad, RV
View	View

## Interior

Appliances	See remarks
Heating	Other
Cooling	None
# of Stories	1

## Exterior

Exterior	Aluminum siding, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	See Remarks

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 3:16am PDT