

\$630,000 - 6428 33 Avenue Nw, Calgary

MLS® #A2248067

\$630,000

2 Bedroom, 1.00 Bathroom, 954 sqft

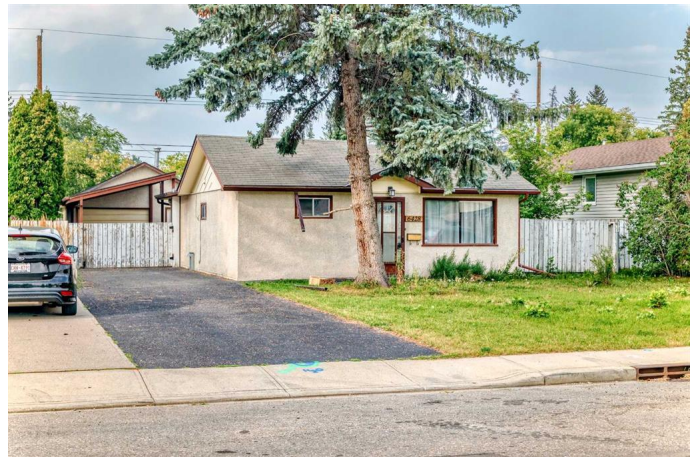
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to 6428 33 Avenue NW, a rare and exciting opportunity to own a massive 50x120 ft lot in the heart of the sought-after Bowness community. Whether you're an investor, builder, or homeowner looking to create your dream home, this property offers endless potential—and comes with DP (Development Permit) approval already in place, saving you time and money on the planning process! The existing bungalow features 2 bedrooms, 1 full bathroom, a bright living room, a functional kitchen, dining area, and laundry room. While the current home is livable, it's also an ideal tear-down or rebuild project on one of the larger lots in the area. Additional features include a double detached garage, an extra-long driveway with ample parking, and a fully fenced backyard—perfect for future development. Located in one of Calgary's most vibrant communities, you're just minutes away from Bowness Park & Bow River pathways, schools, shops, and restaurants, and only a short drive to the University of Calgary, Market Mall, and downtown Calgary. Don't miss this prime opportunity to invest in the growing and ever-popular Bowness area—build your dream home or duplex, the possibilities are endless!

Built in 1948

Essential Information



MLS® #	A2248067
Price	\$630,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	954
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	2
Parking	Double Garage Detached
# 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

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Block

Additional Information

Date Listed	September 5th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.