

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

MLS® #A2248067

**\$630,000**

2 Bedroom, 1.00 Bathroom, 954 sqft

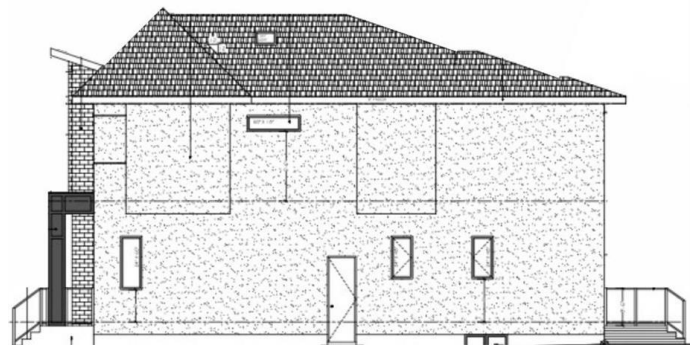
Residential on 0.14 Acres

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 | 22                  |
| Zoning         | R-CG                |

**Listing Details**

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

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