

6131 33 Avenue NW
Calgary, Alberta

MLS # A2335762



\$625,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	775 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot		
Heating:	Forced Air	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

PRIME BOWNESS DEVELOPMENT OPPORTUNITY | R-CG ZONED 50' X 120' LOT | ALSO AVAILABLE WITH 6127 33RD AVE NW (MLS A2335311) FOR COMBINED 100' X 120' A rare opportunity in one of Bowness' most desirable locations. This property is offered individually, with the neighbouring property also available separately. THE SELLER'S PREFERENCE IS TO SELL BOTH PROPERTIES TOGETHER, creating a larger and more flexible opportunity for a builder or investor. The existing home is currently TENANT OCCUPIED, providing holding income while development plans take shape. The property also benefits from an IMPRESSIVE OVERSIZED TRIPLE DETACHED GARAGE, featuring an installed overhead heater that is not currently connected to gas and roughed in for in-floor heating. The garage provides excellent utility today, with the potential for future completion to suit a variety of uses. Located in a HIGHLY DESIRABLE POCKET OF BOWNESS, the property offers excellent access to PARKS, SCHOOLS, THE BOW RIVER PATHWAY SYSTEM, BOWNESS PARK, and a growing collection of local shops and amenities. For buyers seeking greater scale and flexibility, the seller is offering 6131 together with 6127 33rd Ave NW (MLS A2335311) as a TWO-LOT DEVELOPMENT OPPORTUNITY. Together, the adjoining properties provide a combined 100' x 120' site, offering an attractive redevelopment opportunity in an established and increasingly sought-after community. An excellent property to hold today, with the potential to become part of a larger development opportunity tomorrow.