# \$725,000 - 7824, 33 Avenue Avenue Nw, Calgary

MLS® #A2229560

## \$725,000

3 Bedroom, 1.00 Bathroom, 1,322 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Don't wait a year to get your development permit approved!! Ready to Build 8 plex 50ft x120ft Rectangular flat Lot located in the heart of Bowness on 33avenue, close to all amenities and roadways, farmers market and COP ski hill. This amazing bungalow with over 1300 sqft of living space. Three Large bedrooms, Living room and dining room, large kitchen with lots of storage. Spacious front and back yards, fully fenced with a large shed for all your storage needs. 8 Plex development approved, all plans and architectural designs will be transferred to the new owner. Selling realtor has interest in the property.



#### **Essential Information**

MLS® # A2229560 Price \$725,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,322

Acres 0.14

Year Built 1957

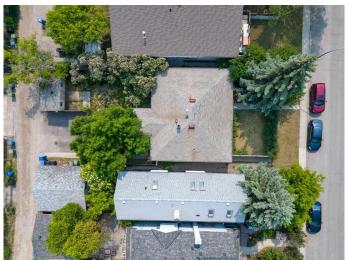
Type Residential

Sub-Type Detached

Style Bungalow

Status Active







## **Community Information**

Address 7824, 33 Avenue Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code t3b1L4

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features Separate Entrance

Appliances Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Back Yard, Landscaped, Lawn

Roof Asphalt Shingle
Construction Concrete, Stucco
Foundation Poured Concrete

#### Additional Information

Date Listed June 12th, 2025

Days on Market 3

Zoning RCG

# **Listing Details**

Listing Office CIR Realty

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