



6428 33 Avenue NW, Calgary, Alberta - \$630,000



Main Photo

Property Description

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!

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