

# \$699,900 - 6503 33 Avenue Nw, Calgary

MLS® #A2206902

**\$699,900**

2 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention Builders & Developers! Here is a 50x122' Lot in the vibrant community of Bowness. Land Use Code: R-CG. This lot is close to shopping and schools. Just a short drive to Foothills Hospital, the Children's Hospital, and University of Calgary. Near by is Bowness Park - one of Calgary's most popular parks. It features a shallow lagoon popular for paddle boating in the summer and ice skating in the winter. The park also also has a wading pool, boat rentals, Playgrounds, picnic areas, and a children's train ride. Easy access to Trans Canada Hwy and the Rocky Mountains! House is not livable. Selling for lot value only.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206902    |
| Price          | \$699,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 932         |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 6503 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1K9           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Lane, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame, Wood Siding              |
| Foundation        | Brick/Mortar                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 159              |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.