

# \$689,000 - 6383 32 Avenue Nw, Calgary

MLS® #A2245009

**\$689,000**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.16 Acres

Bowness, Calgary, Alberta

**\*\*Charming 1958 Original-Owner Bungalow on a Massive South-Facing Lot in Bowness.\*\***

This property boasts versatility, situated on a large and rare lot (approx. 60 ft x 113 ft) ideal for redevelopment or for a family to call this well-loved property home. While many properties in this area are prime for redevelopment, this home offers a fantastic opportunity for savvy investors or for a family looking to make it their own and enjoy the lovely neighbours on a low-traffic, private cul-de-sac.

Lovingly cared for by its original owners, this rare find in the heart of Bowness is comfortably liveable, with a few thoughtful updates over the years including a high-efficiency furnace (2015), hot water tank (2018), and newer shingle roofing. Inside, the main level features a cozy, spacious, and bright layout with a good-sized functional kitchen, updated appliances, a nook area, three bedrooms, and a full bathroom. The developed basement includes a large rec room with a wood-burning stove, bar area, half bathroom, laundry centre, and plenty of storage.

Outside boasts a detached oversized single tandem garage with extra storage, workshop space, an additional flex or office area, and a beautiful south-facing backyard with garden and lawn. Bowness is a vibrant, evolving



community with plenty of parks, shops, and river pathways, offering a unique blend of tranquility and urban convenience.

The current Calgary zoning for this property is R-CG. Under R-CG, permissible development includes single-family homes, semi-detached dwellings, rowhouses, or up to four units per parcel (such as four-unit rowhouses or front/back configurations with a separate garage). Basement suites are allowed, and secondary suites can be included with the proper development and building permits.

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245009    |
| Price          | \$689,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 913         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6383 32 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0K1           |

**Amenities**

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                            |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Detached, Tandem, Workshop in Garage |
| # of Garages   | 1                                                                                                                            |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning Stove                                                          |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage                                              |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Wood Frame                                                                                                                 |
| Foundation        | Poured Concrete, Combination                                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 36               |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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