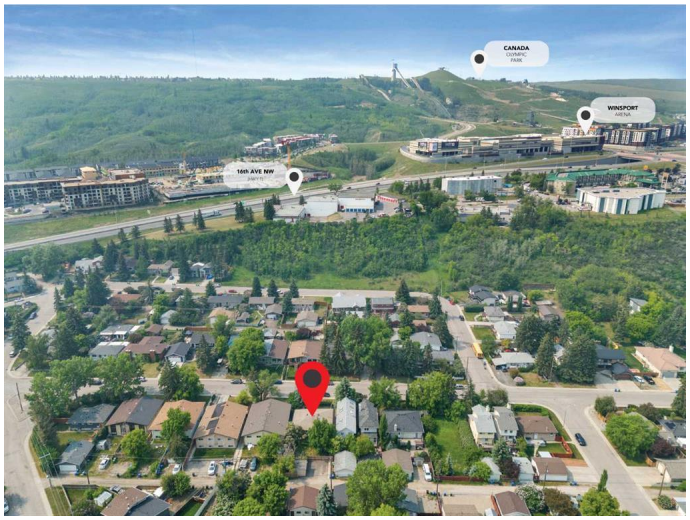
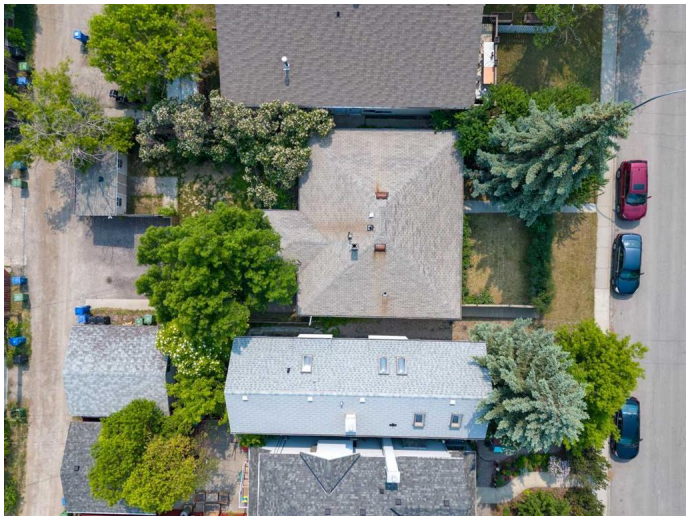
# $725,000 - 7824, 33 Avenue Avenue Nw, Calgary

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.

Built in 1957

## 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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