

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

MLS® #A2206902

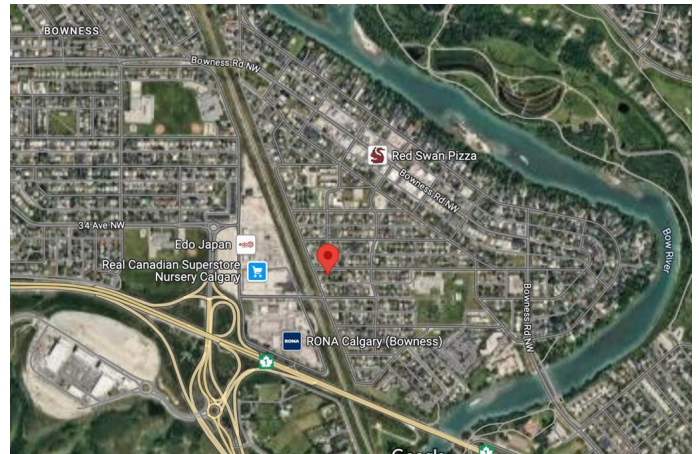
**\$699,900**

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	12
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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