# \$950,000 - 8123 33 Avenue Nw, Calgary

MLS® #A2231432

# \$950,000

2 Bedroom, 1.00 Bathroom, 857 sqft Residential on 0.50 Acres

Bowness, Calgary, Alberta

Calling all aspiring or experienced builders looking to build on an executive-style, inner-city-acreage type lot. The historic, character-filled community of Bowness has only so many 1/2 acre lots left and this is of them. The existing bungalow sits on a huge 72.5 x 300 ft lot (21,750 sqft), features an oversized parking pad and gradually backs up onto a natural escarpment, sitauted on a quiet street in West Bowness. It's also just minutes away from Bowness & Bowmont Parks, C.O.P, and the new Farmer's Market. With the new zoning, there are many building options available for this lot, from single-family homes to townhomes. This 2-bedroom bungalow was just recently updated inside and new tenants have moved in on April 1st, 2025 with a one vear lease at \$1790 + utilities. Additional updates include a newer roof. Given the size of the lot and the new zoning rules, it's a unique opportunity. Call your favorite Realtor today to arrange a discussion and offer on this fabulous lot. Please do not walk the lot or bother the tenants without booking an appointment first.

Built in 1942

#### **Essential Information**

MLS® # A2231432 Price \$950,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 857

Acres 0.50 Year Built 1942

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 8123 33 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta

Postal Code T3B 1L5

## **Amenities**

Parking Spaces 6

Parking Parking Pad, RV Access/Parking, Off Street

#### Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Unfinished, Partial

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot,

Sloped Up, Treed, Wooded

Roof Asphalt Shingle

Construction Wood Frame, Stucco
Foundation Poured Concrete, Block

#### **Additional Information**

Date Listed June 15th, 2025

Days on Market 121

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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