

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

MLS® #A2206902

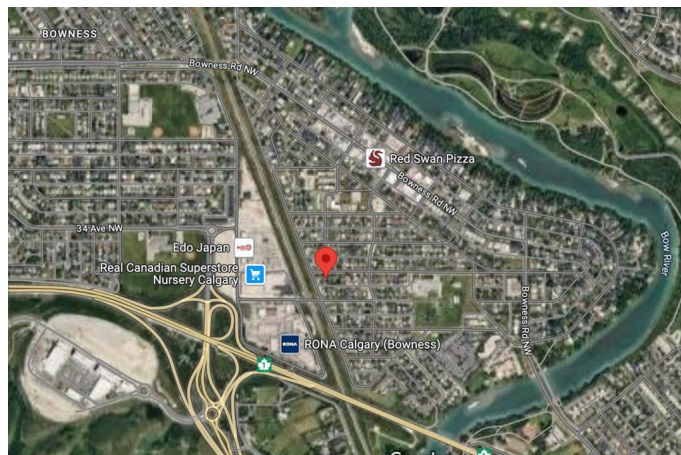
**\$699,900**

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 | 10               |
| Zoning         | R-CG             |

### **Listing Details**

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

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