

\$959,900 - 8123 33 Avenue Nw, Calgary

MLS® #A2208672

\$959,900

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

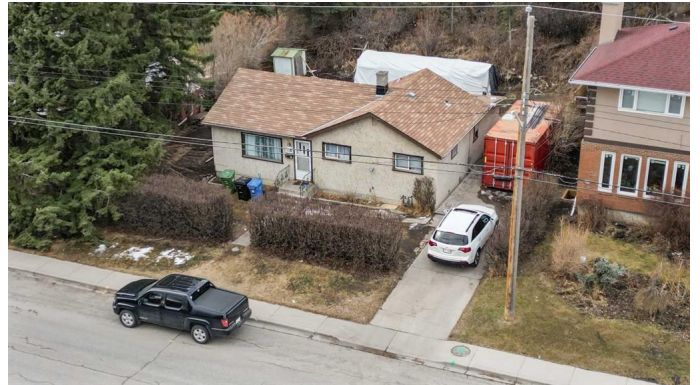
Bowness, Calgary, Alberta

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, situated 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 with a one year 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® #	A2208672
Price	\$959,900
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	Off Street, Parking Pad, RV Access/Parking

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, Interior Lot, Rectangular Lot, Backs on to Park/Green Space, Sloped Up, Treed, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	April 8th, 2025
-------------	-----------------

Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.