



THE
A-TEAM

**RE/MAX
FIRST**

6427 33 Avenue, Calgary T3B 1K9

MLS®#: **A2179073**

Area: **Bowness**

Listing Date: **11/13/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

6,092 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

38

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-CG

Legal Desc:

5368FV

Remarks

Pub Rmks:

Attention Builders & Investors! Here's an incredible opportunity to develop a full duplex with legal basement suites and rear double garages on a development-ready lot in Bowness! This expansive, flat lot—measuring 50ft x 122ft and offering easy back-lane access—has had all preliminary work completed. With the original house already removed, you save on demolition costs, and ready-to-go floor plans will be provided to the buyer. The seller has taken care of all permits (BP, DP, and

survey), so you can jump right into building. Located within walking distance to Bow Cycle and close to all major amenities, this lot is perfectly positioned for your next profitable project!

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123