



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6427 33 Avenue, Calgary T3B 1K9**

MLS®#: **A2187618**

Area: **Bowness**

Listing Date: **01/15/25**

List Price: **\$599,900**

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

**6**

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( DP APPROVED) 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 ( 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**

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