



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:
 Access:
 Lot Feat:
 Park Feat:

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:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

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