



THE
A-TEAM

**RE/MAX
FIRST**

6428 33 Avenue, Calgary T3B 1L1

MLS®#: **A2188935**

Area: **Bowness**

Listing Date: **01/20/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**

Lot Information

Lot Sz Ar: **6,092 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **940**
Low Sqft:
Ttl Sqft: **940**

DOM

2

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`10" x 8`11"	4pc Bathroom	Main	4`10" x 9`11"
Living Room	Main	25`3" x 10`3"	Bedroom - Primary	Main	10`7" x 9`7"
Kitchen	Main	10`10" x 15`0"	Dining Room	Main	14`3" x 9`7"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc: 5368FV

Remarks

Pub Rmks: ****Unbeatable Value! The LOWEST priced home in Bowness!** Attention Builders, Investors, and Dream Home Seekers—this is your opportunity to secure a prime **50' x 122' flat lot** on a ****quiet street**** in the heart of Bowness. Perfect for redevelopment or as a long-term investment! The existing ****charming 2-bedroom, 1-bathroom home**** is ****move-in ready**** and features main-floor laundry, plus a detached ****double garage with an extended driveway****. It's also a ****fantastic rental property****, allowing you to generate income while planning your future project. The location is exceptional—****close to schools, parks, shopping, and amenities****. Whether you're commuting ****downtown**** or heading to the ****mountains****, this property offers unmatched convenience. ****Don't miss out on this incredible investment opportunity at a price point that can't be beaten in Bowness!**** Act fast—this one won't last long!**

Inclusions: N/A
Property Listed By: eXp Realty

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