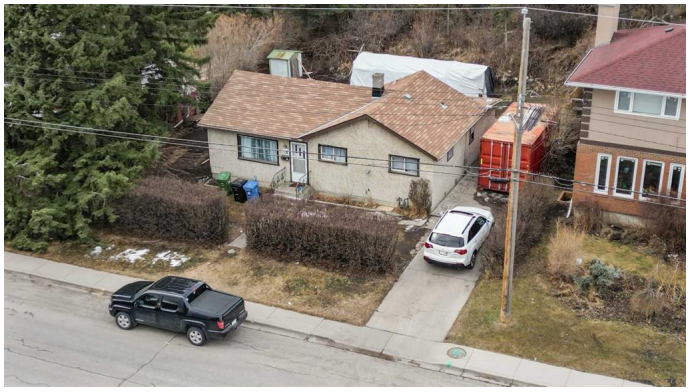
$959,900 - 8123 33 Avenue Nw, Calgary

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, sitauted 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	28
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)

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