

# \$899,900 - 8123 33 Avenue Nw, Calgary

MLS® #A2231432

**\$899,900**

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, situated 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, 2025 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.

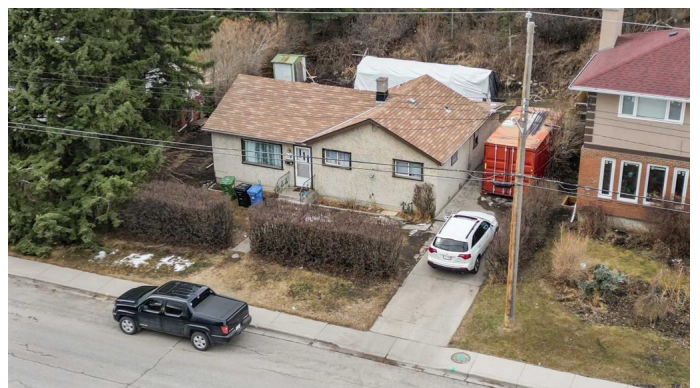
Built in 1942

## Essential Information

MLS® # A2231432

Price \$899,900

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          | Partial, Unfinished                  |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot, Sloped Up, Treed, Wooded |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Stucco, Wood Frame                                                                               |
| Foundation        | Poured Concrete, Block                                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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