

# \$695,000 - 7824 33 Avenue Nw, Calgary

MLS® #A2229560

**\$695,000**

3 Bedroom, 1.00 Bathroom, 1,322 sqft

Residential on 0.14 Acres

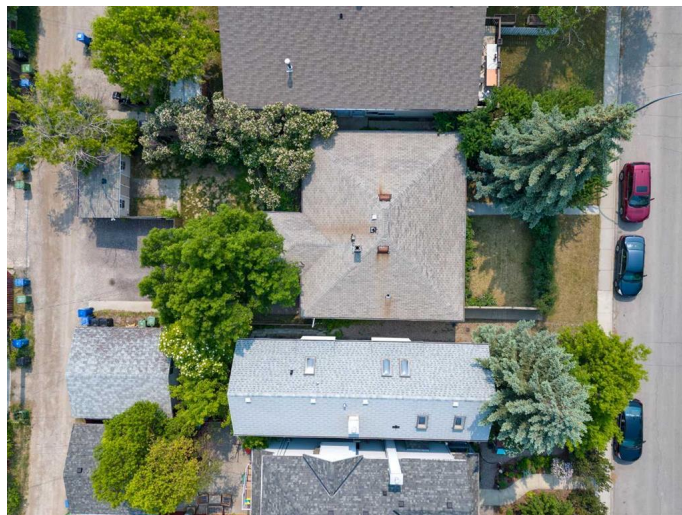
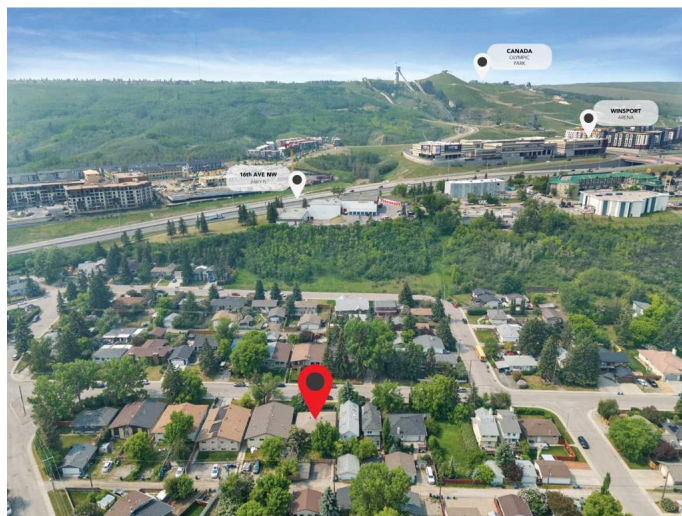
Bowness, Calgary, Alberta

Don't wait a year to get your development permit approved!! Ready to Build 8 plex. All plans and architectural designs will be transferred to the new owner, that is over \$30,000 of value and a year waiting around. If you need more time to build, the home is a great rental, the home was generating \$2500 plus utilities. 50ft x120ft Rectangular flat Lot located in the heart of Bowness on 33avenue, close to all amenities and roadways, farmers market and COP ski hill. This amazing bungalow with over 1300 sqft of living space. Three Large bedrooms, Living room and dining room, large kitchen with lots of storage. Spacious front and back yards, fully fenced with a large shed for all your storage needs. Selling realtor has interest in the property.

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229560    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,322       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7824 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | t3b1L4            |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance   |
| Appliances        | Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Stucco                       |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 13              |
| Zoning         | RCG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.