

# \$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.

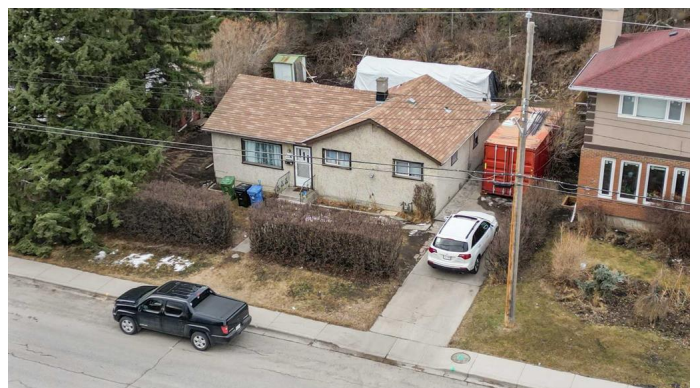
Built in 1942

## 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	55
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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