

# \$704,900 - 6372 + 74 33 Avenue Nw, Calgary

MLS® #A2262159

**\$704,900**

3 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.18 Acres

Bowness, Calgary, Alberta

Amazing land play, 66 x 122ft R-CG lot (8,051 sqft) with SXS duplex (no basements) and on a very quiet street in East Bowness! Excellent opportunity for someone to bring their creative ideas and build up, and you'll be rewarded with great views of Sarcee Hill, C.O.P. and the river valley. Long term owner says sell with a quick possession and asks to rent back one of the sides of the duplex for 4-6 months preferred. Owner lives on west side and East side is vacant. The east unit has two bedrooms and an updated brand new bathroom. The west unit has been converted into a one bedroom but could easily be converted back to 2 bedrooms. Each unit is self contained as there are two furnaces, two water tanks and each is separately metered with the city and has individual mailing addresses registered with the City. Excellent location as you are walking distance to the River, Shouldice Park, Minutes to Main street Bowness, Bowness/Bakers Park and C.O.P., plus just 15 mins to downtown! Short drive to the Children's and Foothills Hospitals, U of C and easy access out West to the Mountains! Don't sleep on this one as there is great potential for this rare sized of a lot!

Built in 1957

## Essential Information

MLS® #                   A2262159

Price                     \$704,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,422                  |
| Acres          | 0.18                   |
| Year Built     | 1957                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 6372 + 74 33 Avenue Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 1K7                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 6                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | Separate Entrance |
| Appliances        | See Remarks       |
| Heating           | Floor Furnace     |
| Cooling           | None              |
| Basement          | None              |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                                             |
| Construction      | Stucco, Wood Frame, Aluminum Siding                                                                                                         |
| Foundation        | See Remarks                                                                                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

### **Listing Details**

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

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