

# \$675,000 - 7824 33 Avenue Nw, Calgary

MLS® #A2229560

**\$675,000**

3 Bedroom, 1.00 Bathroom, 1,322 sqft

Residential on 0.14 Acres

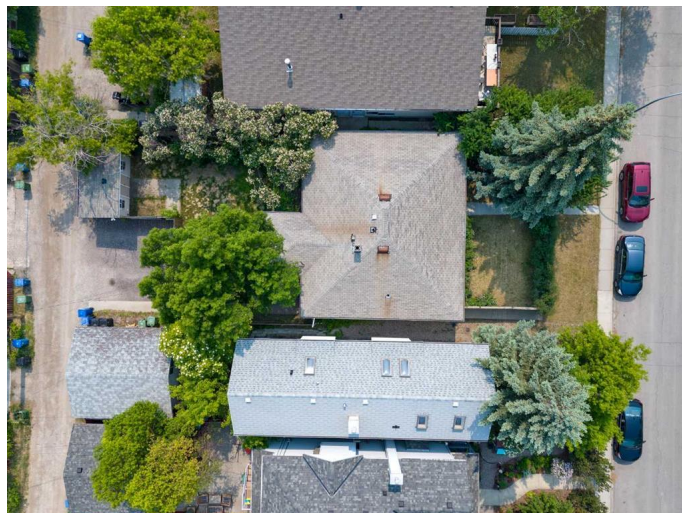
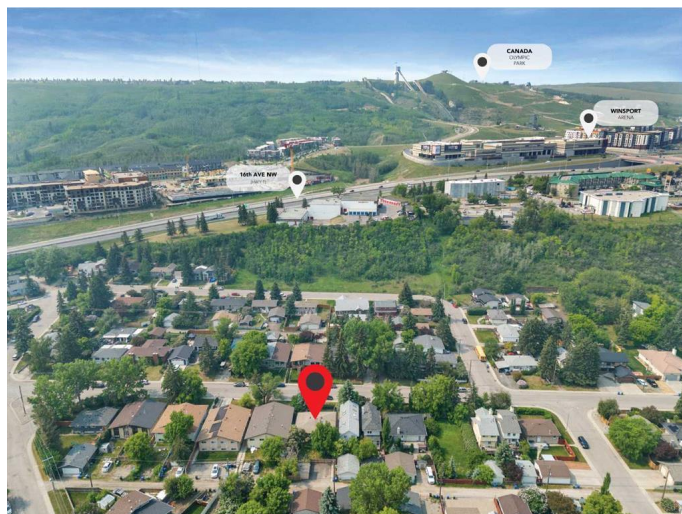
Bowness, Calgary, Alberta

Development Permit Approved!!! 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	\$675,000
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, Washer/Dryer, Window Coverings, Stove(s)
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	39
Zoning	RCG

### Listing Details

Listing Office	CIR Realty
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