# \$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

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.



#### **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 Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer

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 28
Zoning RCG

# **Listing Details**

Listing Office CIR Realty

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