



## 8123 33 Avenue Calgary Alberta

\$899,900

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. (id:6769)

Other 9.42 Ft x 5.83 Ft

Living room 12.08 Ft x 13.00 Ft

Bedroom 9.42 Ft x 8.17 Ft

Dining room 6.00 Ft x 9.08 Ft

Kitchen 12.83 Ft x 11.00 Ft

Primary Bedroom 11.00 Ft x 9.00 Ft

4pc Bathroom 6.83 Ft x 6.00 Ft

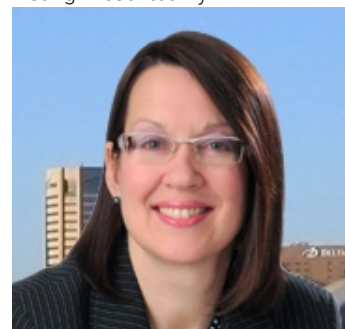
Workshop 9.92 Ft x 3.92 Ft

Laundry room 12.00 Ft x 3.75 Ft

Furnace 11.08 Ft x 5.75 Ft

Other 9.92 Ft x 3.92 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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