



## 6427 33 Avenue Calgary Alberta

\$599,000

Attention Builders & Investors! Here's an incredible opportunity to develop a full duplex with legal basement suites and rear double garages on a development-ready lot in Bowness! This expansive, flat lot—measuring 50ft x 122ft and offering easy back-lane access—has had all preliminary work completed. With the original house already removed, you save on demolition costs, and ready-to-go floor plans will be provided to the buyer. The seller has taken care of all permits (BP, DP, and survey), so you can jump right into building. Located within walking distance to Bow Cycle and close to all major amenities, this lot is perfectly positioned for your next profitable project! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



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