



6383 32 Avenue Calgary Alberta

\$598,000

Back on the market with an aggressive price adjustment Charming 1958 Original-Owner Bungalow on a Massive South-Facing Lot in Bowness. This property boasts versatility, situated on a large and rare lot (approx. 60 ft x 113 ft) ideal for redevelopment or for a family to call this well-loved property home. While many properties in this area are prime for redevelopment, this home offers a fantastic opportunity for savvy investors or for a family looking to make it their own and enjoy the lovely neighbours on a low-traffic, private cul-de-sac. Lovingly cared for by its original owners, this rare find in the heart of Bowness is comfortably liveable, with a few thoughtful updates over the years including a high-efficiency furnace (2015), hot water tank (2018), and newer shingle roofing. Inside, the main level features a cozy, spacious, and bright layout with a good-sized functional kitchen, updated appliances, a nook area, three bedrooms, and a full bathroom. The developed basement includes a large rec room with a wood-burning stove, bar area, half bathroom, laundry centre, and plenty of storage. Outside boasts a detached oversized single tandem garage with extra storage, workshop space, an additional flex or office area, and a beautiful south-facing backyard with garden and lawn. Bowness is a vibrant, evolving community with plenty of parks, shops, and river pathways, offering a unique blend of tranquility and urban convenience. The current Calgary zoning for this property is R-CG. Under R-CG, permissible development includes single-family homes, semi-detached dwellings, rowhouses, or up to four units per parcel (such as four-unit rowhouses or front/back configurations with a separate garage). Basement suites are allowed, and secondary suites can be included with the proper development and building permits. (id:6769)

2pc Bathroom 5.92 Ft x 4.33 Ft

Laundry room 8.42 Ft x 7.08 Ft

Recreational, Games room 24.58 Ft x 15.00 Ft

Storage 5.67 Ft x 7.08 Ft

Furnace 6.33 Ft x 10.83 Ft

4pc Bathroom 5.00 Ft x 7.00 Ft

Bedroom 10.92 Ft x 9.83 Ft

Bedroom 8.00 Ft x 10.92 Ft

Primary Bedroom 14.75 Ft x 10.83 Ft

Kitchen 11.67 Ft x 10.92 Ft

Living room 13.92 Ft x 12.00 Ft

Listing Presented By:



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