



## 6428 33 Avenue Calgary Alberta

\$625,000

Calling all Builders and Investors! Opportunity knocks in Bowness! this home is situated on prime flat 50' x 121' lot boasting a quiet, tree-lined street, perfect for redevelopment. The cute existing home features 2 bedrooms, one 4pc bath, main-floor laundry and a detached double garage with extended driveway. All in great working order and It's move-in-ready! Would be a fantastic rental property, allowing you to generate income while planning your possible redevelopment project. The location is unbeatable: close to schools, parks, shopping, and more. Whether you're commuting downtown or heading to the mountains, this spot offers incredible convenience. Don't miss out on this fantastic investment opportunity! (id:6769)

Bedroom 8.83 Ft x 8.92 Ft

Primary Bedroom 10.58 Ft x 9.58 Ft

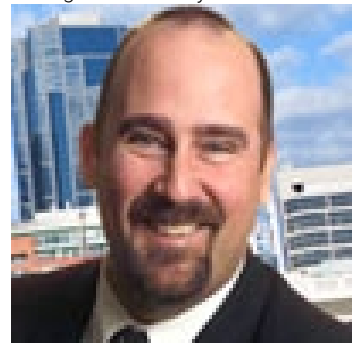
4pc Bathroom 4.83 Ft x 9.92 Ft

Kitchen 10.83 Ft x 15.00 Ft

Living room 25.25 Ft x 10.25 Ft

Dining room 14.25 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca