

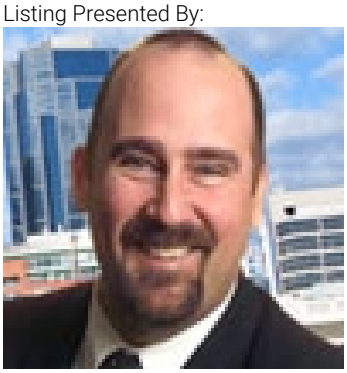
6503 33 Avenue Calgary Alberta

$500,000

Excellent redevelopment opportunity in the heart of Bowness! Situated on a 50' x 112' lot in a rapidly transforming pocket of the community, 6503 33 Avenue SW offers exceptional potential for builders, developers, and investors. Surrounded by new construction and modern infill developments, this property features a favourable front-to-back slope, presenting an excellent opportunity for two oversized walkout duplexes, subject to City approval. The property is being offered primarily for land value, although the existing vintage home remains liveable, providing flexibility while future development plans are considered. A fourplex to the west provides a substantial buffer from nearby train tracks. The backyard currently features a concrete parking pad accommodating two vehicles, with additional parking available. Ideally located close to schools, shopping, parks, and everyday amenities, including Superstore within walking distance. With continued redevelopment throughout this established and increasingly desirable community, this is an outstanding opportunity to capitalize on the growth and transformation of Bowness. Please allow 48 hours notice for all showing requests. (id:6769)

3pc Bathroom 6.67 Ft x 9.33 Ft
Recreational, Games room 16.17 Ft x 32.92 Ft
Furnace 11.17 Ft x 20.17 Ft
4pc Bathroom 8.17 Ft x 5.00 Ft
Bedroom 8.08 Ft x 8.58 Ft
Bedroom 11.42 Ft x 8.00 Ft
Eat in kitchen 3.92 Ft x 3.67 Ft
Kitchen 11.50 Ft x 10.92 Ft
Living room 20.33 Ft x 13.58 Ft
Primary Bedroom 11.33 Ft x 9.00 Ft

Listing Presented By:



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