



## 8520 33 Avenue Calgary Alberta

\$670,000

Attention builders and developers!!! Discover an exceptional opportunity in the heart of Bowness with this spacious 50x120 lot, perfectly situated in a vibrant community. With RCG zoning, this property offers tremendous potential for your next project. Just steps away from the vibrant farmers market and a variety of local amenities. Excellent transit options that make downtown, SAIT, the University of Calgary, and major hospitals easily accessible. This location offers a unique blend of suburban tranquility and urban convenience, making it an ideal choice for anyone looking to embrace the best of both worlds. Bowness boasts a rich community atmosphere, with nearby parks, walking trails, and an array of local shops and restaurants. Don't miss your chance to develop in one of Calgary's most sought-after areas. Act fast--this prime lot won't last long! (id:6769)

Bedroom 11.83 Ft x 8.17 Ft

Bedroom 13.33 Ft x 8.42 Ft

3pc Bathroom 11.00 Ft x 6.17 Ft

Recreational, Games room 16.83 Ft x 11.17 Ft

Other 5.58 Ft x 3.75 Ft

Primary Bedroom 11.42 Ft x 11.75 Ft

Other 5.92 Ft x 5.08 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Dining room 14.17 Ft x 8.92 Ft

Living room 11.58 Ft x 14.08 Ft

Kitchen 13.25 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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