

\$799,000 - 7827 33 Avenue Nw, Calgary

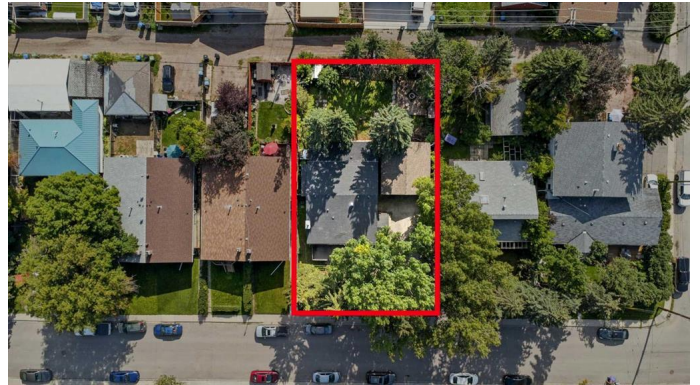
MLS® #A2248370

\$799,000

3 Bedroom, 1.00 Bathroom, 1,634 sqft
Residential on 0.20 Acres

Bowness, Calgary, Alberta

Investment opportunity in Bowness: 70 x 120 ft. lot ready for redevelopment!! This 72.5 x 120 ft. (approx. 8,700 sq. ft.) lot in a quiet pocket of Bowness, offering multiple redevelopment options. The property is well-suited for a new multi-family project, a full teardown, or subdivision, with dimensions that allow for flexibility in future planning. The lot is zoned R-CG, is flat and has no powerlines! Based on its size, this lot could potentially support five dwellings with five secondary suites (subject to municipal approval and permitting). Alternatively, subdivision could create two 35 x 120 ft. parcels for larger detached homes. Bowness provides strong long-term growth potential while maintaining everyday convenience. The community offers access to the Bow River pathways, Bowness Park, Canada Olympic Park (WinSport COP), and the Northwest Farmers Market. The location also connects easily to shopping, dining, schools, parks, transit, Foothills Hospital, the University of Calgary, and major roadways leading downtown or west to the mountains. The existing 3-bedroom bungalow is currently owner-occupied, with the option of a rent-back arrangement to generate holding income while development plans are finalized. Redevelopment sites of this size in established inner-city communities are limited, making this property a practical choice for investors and developers evaluating opportunities in Calgary's northwest.



Built in 1971

Essential Information

MLS® #	A2248370
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,634
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7827 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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