

\$644,670 - 6383 32 Avenue Nw, Calgary

MLS® #A2255466

\$644,670

3 Bedroom, 2.00 Bathroom, 913 sqft
Residential on 0.16 Acres

Bowness, Calgary, Alberta

****New 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.

Built in 1958

Essential Information

MLS® #	A2255466
Price	\$644,670
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	913
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6383 32 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0K1

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Detached, Tandem, Workshop in Garage
# of Garages	1

Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Storage, Bar, Bookcases
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage, Garden, Lighting, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Back Lane, Cul-De-Sac, Few Trees, Garden, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Combination

Additional Information

Date Listed	September 9th, 2025
Days on Market	49
Zoning	R-CG

Listing Details

Listing Office	Nineteen 88 Real Estate
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