

**7827 33 Avenue NW**  
**Calgary, Alberta****MLS # A2248370****\$799,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** all appliances in AS IS condition

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.