

**6503 33 Avenue NW
Calgary, Alberta**

MLS # A2284959



\$549,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	932 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: SEE REMARKS

Sold for Land Value but still a liveable vintage home. A lot of new homes are being built in this excellent rejuvenated part of Bowness that is close to schools, shopping and walking distance to the Superstore. A fourplex to the west blocks virtually all noise from the train tracks. Extra depth and graded slope up front makes this a perfect lot for 2 oversized WALKOUT DUPLEXES. Currently, this could also be a site for a new 4 plex with R-CG coding. Endless possibilities for this competitively priced location!