6503 33 Avenue NW

Calgary | Active | MLS® A2354122

$485,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1964**	**937.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

Excellent redevelopment opportunity in the heart of Bowness! Situated on a 50' x 112' lot in a rapidly transforming pocket of the community, 6503 33 Avenue SW offers exceptional potential for builders, developers, and investors. Surrounded by new construction and modern infill developments, this property features a favourable front-to-back slope, presenting an excellent opportunity for two oversized walkout duplexes, subject to City approval. The property is being offered primarily for land value, although the existing vintage home remains liveable, providing flexibility while future development plans are considered. A fourplex to the west provides a substantial buffer from nearby train tracks. The backyard currently features a concrete parking pad accommodating two vehicles, with additional parking available. Ideally located close to schools, shopping, parks, and everyday amenities, including Superstore within walking distance. With continued redevelopment throughout this established and increasingly desirable community, this is an outstanding opportunity to capitalize on the growth and transformation of Bowness. Please allow 48 hours notice for all showing requests.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354122
Bedrooms	3
Bathrooms	2
Year Built	1964
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	937.62 sq. ft.
Acreage:	No

Lot Area:	6,092 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1964 (Age: 62)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5368FV
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Brick/Mortar
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0

Parking:	Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	None
Inclusions:	NA
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 8'7" × 8'1" ·
Main Floor	Bedroom · 11'5" × 8' ·
Main Floor	Eat in Kitchen · 3'11" × 3'8" ·
Main Floor	Kitchen · 11'6" × 10'11" ·
Main Floor	Living Room · 20'4" × 13'7" ·
Main Floor	Bedroom - Primary · 11'4" × 9' ·
Basement	Game Room · 32'11" × 16'2" ·
Basement	Furnace/Utility Room · 20'2" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Enclosed
Lot Features:	City Lot, Front Yard, Other, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6503-33-avenue-nw-calgary-a2354122/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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