

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

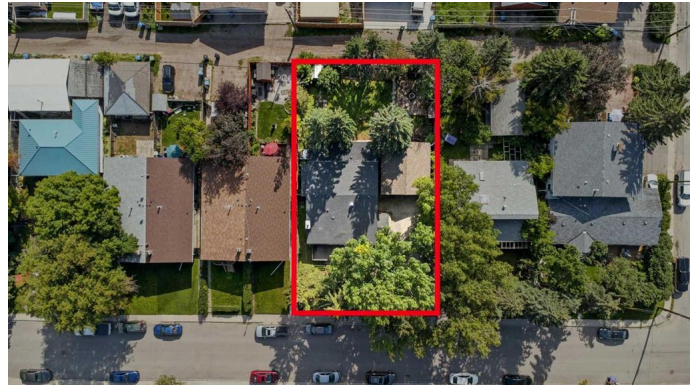
MLS® #A2248370

**\$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 | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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