



6132 33 Avenue NW  
Calgary, Alberta

MLS # A2320757



**\$735,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Lev		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** Pergola is negotiable

Welcome to your own private sanctuary in the highly sought-after, vibrant community of Bowness! This beautifully updated detached bungalow sits on a rare, massive oversized lot, offering an unparalleled outdoor oasis that makes you feel miles out of the city while remaining steps away from the Bow River and all local amenities. Truly a dream setup for families, gardeners, and dog lovers alike, the sprawling, fully landscaped yard features mature trees, a dedicated firepit area, ample space for gardening, and an expansive deck perfect for entertaining or relaxing while watching the kids and pets play. For builders, investors, or developers, this incredible parcel presents a rare buy-and-hold or immediate development opportunity with massive potential in a continuously growing neighborhood. Inside, the home beautifully balances modern conveniences with the timeless character and warmth that only an older home can lovingly offer. The bright, sun-drenched kitchen has been fully redone, boasting a stunning oversized farmhouse sink and seamless indoor-outdoor flow through sliding doors that open directly onto the large deck. Both bathrooms have been fully modernized, and the functional layout includes two comfortable bedrooms on the main floor and a third in the basement, making it the perfect starter home or layout for a young family. Total peace of mind comes standard with this property thanks to major recent capital updates, including a brand-new roof in 2016, a new hot water tank in 2024, a fully developed basement completed in 2025 that offers versatile space for a rec room or home office, and a completely redone sewer line (2025). With all the heavy lifting already done, you can move right in, unpack, and immediately begin enjoying this incredible home and its legendary yard. Don't miss out on a property with this much versatility,

charm, and land&mdash;schedule your viewing today!