



GRASSROOTS
REALTY GROUP

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**B, 6120 33 Avenue NW
Calgary, Alberta**

MLS # A2332235



\$312,500

Division:	Bowness		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	872 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

Welcome home to comfort, privacy, and convenience in the historic community of Bowness! This well-maintained townhome offers the perfect blend of value and lifestyle for first-time buyers, downsizers, or savvy investors. Inside, you will find a bright, highly functional and comfortable layout that is perfect as is, while offering plenty of opportunity to update and personalize over time. The upper level has two bedrooms, Storage, a 4 piece bathroom and Stacked laundry. The standout feature is the exceptionally low condo fees of just \$200 per month, ensuring affordable homeownership and strong long-term value. Step outside into your rare, fully fenced private yard., surrounded by mature trees, flower gardens, for ultimate shade and privacy, this secure outdoor oasis is perfect for pet owners, gardening enthusiasts, or creating your dream patio retreat. Enjoy all the benefits of private outdoor living combined with low-maintenance townhome convenience. The property comes complete with an assigned parking stall and a private outdoor storage shed—ideal for bikes, tools, and seasonal gear. Conveniently located just minutes from downtown Calgary, you’ll have easy access to the Bow River pathways, parks, shopping, restaurants, and everyday amenities. Nearby elementary and junior high schools, a community pool, and recreation facilities add to the appeal. Commuting is simple with quick access to Bow Trail, major routes, and a main bus line. This friendly neighbourhood offers a strong sense of community and everyday convenience. Homes with low condo fees, a private fenced yard, mature trees, parking, storage, and a prime location are increasingly rare. This property presents an excellent opportunity for both homeowners and investors. Don't miss out on this incredible opportunity

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