



**GRASSROOTS**  
REALTY GROUP

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6127 33 Avenue NW  
Calgary, Alberta

MLS # A2335311



**\$700,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Bowness                                                                |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bungalow                                                               |        |                   |
| Size:     | 882 sq.ft.                                                             | Age:   | 1946 (80 yrs old) |
| Beds:     | 4                                                                      | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                 |        |                   |
| Lot Size: | 0.14 Acre                                                              |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot |        |                   |

|             |                 |            |      |
|-------------|-----------------|------------|------|
| Heating:    | Forced Air      | Water:     | -    |
| Floors:     | Linoleum, Wood  | Sewer:     | -    |
| Roof:       | Asphalt Shingle | Condo Fee: | -    |
| Basement:   | Full            | LLD:       | -    |
| Exterior:   | Wood Frame      | Zoning:    | R-CG |
| Foundation: | Poured Concrete | Utilities: | -    |
| Features:   | Breakfast Bar   |            |      |

Inclusions: N/A

Prime Bowness Development Opportunity | R-CG Zoned | Offered with 6131 A rare opportunity to acquire an R-CG zoned 50' x 120' lot on a quiet street in one of Bowness' most desirable locations. While offered as an individual property, the seller is offering 6127 in conjunction with the neighbouring property at 6131, creating an exceptional two-lot development opportunity for a builder or investor seeking greater scale and flexibility. The existing home is currently tenant occupied, providing holding income while development plans take shape. The property also features a separate entrance basement suite, creating additional rental flexibility and income potential during the holding period. Located in a highly desirable pocket of Bowness, the property offers excellent access to parks, schools, the Bow River pathway system, Bowness Park, and a growing collection of local shops and amenities. Ample street parking is an added convenience for tenants, visitors, and future construction activity alike. For the right buyer, the opportunity extends beyond the individual property. Acquiring 6127 together with 6131 creates two adjoining 50' x 120' R-CG lots, offering an attractive redevelopment opportunity in an established and increasingly sought-after community. An excellent property to hold today, with the potential to become part of a much larger opportunity tomorrow.