



GRASSROOTS
REALTY GROUP

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6131 33 Avenue NW
Calgary, Alberta

MLS # A2335762



\$700,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	775 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Triple 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:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Prime Bowness Development Opportunity | R-CG Zoned | Offered with 6127 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 6131 in conjunction with the neighbouring property at 6127, 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 benefits from an impressive oversized triple detached garage, featuring an installed overhead heater that is not currently connected to gas, and roughed in for in-floor heating. The garage provides excellent utility today, with the potential for future completion to suit a variety of uses. Ample parking in the surrounding neighbourhood adds further convenience for tenants, visitors, and future construction activity. 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. For the right buyer, the opportunity extends beyond the individual property. Acquiring 6131 together with 6127 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.