

\$704,900 - 6372 + 74 33 Avenue Nw, Calgary

MLS® #A2262159

\$704,900

3 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.18 Acres

Bowness, Calgary, Alberta

Amazing land play, 66 x 122ft R-CG lot (8,051 sqft) with SXS duplex (no basements) and on a very quiet street in East Bowness! Excellent opportunity for someone to bring their creative ideas and build up, and you'll be rewarded with great views of Sarcee Hill, C.O.P. and the river valley. Long term owner says sell with a quick possession and asks to rent back one of the sides of the duplex for 4-6 months preferred. Owner lives on west side and East side is vacant. The east unit has two bedrooms and an updated brand new bathroom. The west unit has been converted into a one bedroom but could easily be converted back to 2 bedrooms. Each unit is self contained as there are two furnaces, two water tanks and each is separately metered with the city and has individual mailing addresses registered with the City. Excellent location as you are walking distance to the River, Shouldice Park, Minutes to Main street Bowness, Bowness/Bakers Park and C.O.P., plus just 15 mins to downtown! Short drive to the Children's and Foothills Hospitals, U of C and easy access out West to the Mountains! Don't sleep on this one as there is great potential for this rare sized of a lot!

Built in 1957

Essential Information

MLS® # A2262159

Price \$704,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	6372 + 74 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1K7

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Floor Furnace
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Aluminum Siding
Foundation	See Remarks

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.