\$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!



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

15

Days on Market

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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