

\$749,999 - 6388 31 Avenue Nw, Calgary

MLS® #A2126055

\$749,999

2 Bedroom, 1.00 Bathroom, 807 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention INVESTORS and DEVELOPERS!
Seize this rare opportunity to own a 50'x120' corner lot in the sought-after community of Bowness. This prime piece of real estate is perfectly positioned for multi-family housing development.

Boasting convenient back-alley parking, this property is well-suited to accommodate multiple vehicles, enhancing its appeal for future residents. Its strategic location provides easy access to a diverse range of amenities, including shopping centres, dining establishments, schools, parks, transit options, and the picturesque Bow River—all within walking distance.

Benefitting from prospective zoning and significant development potential, this corner lot offers a lucrative investment opportunity. Whether you envision building townhomes or a multi-family rental complex, the possibilities are endless for maximizing your return on investment.

With the increasing demand for housing in this dynamic community, now is the perfect time to capitalize on the potential for substantial returns. Don't miss out on this fantastic opportunity to secure a valuable piece of real estate in Bowness.

Act swiftly to ensure you don't miss this chance to invest in your future with this prime



real estate offering!

Built in 1955

Essential Information

MLS® #	A2126055
Price	\$749,999
Sold Price	\$749,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6388 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1J8

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Many Trees, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 1st, 2024
Days on Market	5
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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