

# \$2,695,000 - 6108 33 Avenue Nw, Calgary

MLS® #A2196286

**\$2,695,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.46 Acres

Bowness, Calgary, Alberta

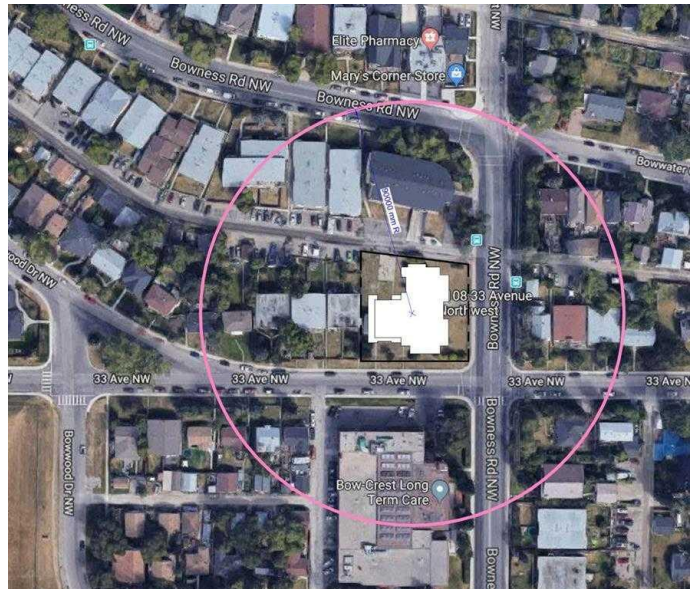
This lot is cleared and ready for a multi family development . Currently zoned MU-1F3.0H22 that will allow for a six storey apartment or townhome development. Great location for multi family affordable housing in the rapidly demanding rental market. The lot site has been cleared completely with environmental report in place allowing for fast track construction. The location is near a main transportation route for those who walk , cycle or use transit . Project will enhance Bowness and add growth to the eclectic and developing Bowness Road. Plus being a part of the rapidly growing Bowness Area Development Plan.

## Essential Information

MLS® #	A2196286
Price	\$2,695,000
Bathrooms	0.00
Acres	0.46
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	6108 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T3B1K5

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	106
Zoning	MU-1F3.0H22

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.