

# \$689,000 - 6383 32 Avenue Nw, Calgary

MLS® #A2245009

**\$689,000**

3 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.16 Acres

Bowness, Calgary, Alberta

**\*\*Charming 1958 Original-Owner Bungalow on a Massive South-Facing Lot in Bowness.\*\***

This property boasts versatility, situated on a large and rare lot (approx. 60 ft x 113 ft) ideal for redevelopment or for a family to call this well-loved property home. While many properties in this area are prime for redevelopment, this home offers a fantastic opportunity for savvy investors or for a family looking to make it their own and enjoy the lovely neighbours on a low-traffic, private cul-de-sac.

Lovingly cared for by its original owners, this rare find in the heart of Bowness is comfortably liveable, with a few thoughtful updates over the years including a high-efficiency furnace (2015), hot water tank (2018), and newer shingle roofing. Inside, the main level features a cozy, spacious, and bright layout with a good-sized functional kitchen, updated appliances, a nook area, three bedrooms, and a full bathroom. The developed basement includes a large rec room with a wood-burning stove, bar area, half bathroom, laundry centre, and plenty of storage.

Outside boasts a detached oversized single tandem garage with extra storage, workshop space, an additional flex or office area, and a beautiful south-facing backyard with garden and lawn. Bowness is a vibrant, evolving



community with plenty of parks, shops, and river pathways, offering a unique blend of tranquility and urban convenience.

The current Calgary zoning for this property is R-CG. Under R-CG, permissible development includes single-family homes, semi-detached dwellings, rowhouses, or up to four units per parcel (such as four-unit rowhouses or front/back configurations with a separate garage). Basement suites are allowed, and secondary suites can be included with the proper development and building permits.

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245009    |
| Price          | \$689,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 913         |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6383 32 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0K1           |

**Amenities**

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                            |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Detached, Tandem, Workshop in Garage |
| # of Garages   | 1                                                                                                                            |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning Stove                                                          |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage                                              |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Wood Frame                                                                                                                 |
| Foundation        | Poured Concrete, Combination                                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 20               |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 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.