

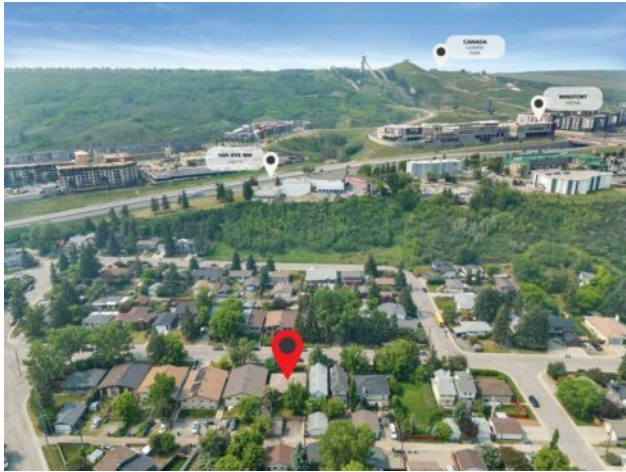


**GRASSROOTS**  
REALTY GROUP

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7824, 33 avenue Avenue NW  
Calgary, Alberta

MLS # A2229560



**\$695,000**

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	backyard shed
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Don't wait a year to get your development permit approved!! Ready to Build 8 plex all plans and architectural designs will be transferred to the new owner. If you need more time to build, the home is a great rental, the home was generating \$2500 plus utilities. 50ft x120ft Rectangular flat Lot located in the heart of Bowness on 33avenue, close to all amenities and roadways, farmers market and COP ski hill. This amazing bungalow with over 1300 sqft of living space. Three Large bedrooms, Living room and dining room, large kitchen with lots of storage. Spacious front and back yards, fully fenced with a large shed for all your storage needs. Selling realtor has interest in the property.