



GRASSROOTS
REALTY GROUP

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8012 33 Avenue NW
Calgary, Alberta

MLS # A2235436



\$629,926

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	616 sq.ft.	Age:	1949 (76 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

8012 33 Avenue NW – Location Location Location | Attention Builders & Developers! 50 Ft x 120 Ft Rectangular Level Lot In The Heart Of Bowness | Brand New Oversized Garage Featuring In-Floor Heat Powered By A Dedicated Boiler System | Enjoy The Convenience Of A Double Garage Door On One Side And A Single Door On The Other – Perfect For A Drive-Through Option Or Flexible Vehicle Access | Ideal For Car Enthusiasts, Hobbyists, Or Anyone In Need Of Premium Heated Storage | Situated On A Quiet, Mature, Tree-Lined Street | Bowness Is A Neighbourhood Offering Residents Access To Bowmont Park’s Scenic Trails, The Bow River Pathways, & The Renowned Bowness Park! Ideal For Year-Round Outdoor Activities | Easy Access To University Of Calgary, Foothills & Children’s Hospital | Quick Access To Downtown Or The Ring Road System For An Easy Escape To The Mountains.