



**GRASSROOTS**  
REALTY GROUP

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**8016 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2242678**



**\$649,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Off Street, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

50 X 120 FLAT LOT, NO POWER POLES with an basement(Illegal) suite, New Roof (2025). Fresh exterior paint and new deck It doesn't get much better! This is a great opportunity for a developer or an investor to own property on one of the best streets in the sought after community of Bowness, with quick access to stony trail, Trans Canada Highway and walking distance to all levels of schools, shopping and minutes away from Canada Olympic Park for all your winter fun! This large 1233 sq ft bungalow with a mortgage helper 2 bedroom basement (Illegal) suite with a separate entrance, laundry large living room, 2 good size bedrooms and Kitchen. The upper unit has plenty of living space with a massive living room, lots of natural light , wood fireplace, kitchen, family room and 2 generous size bedrooms. Don't miss this opportunity and BOOK YOUR appointment now!