



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8124 33 Avenue NW
Calgary, Alberta

MLS # A2253139



\$637,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Block
Features:	See Remarks

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

Inclusions: NA

If we are talking "Curb Appeal" this one just won the contest! Gorgeous three bedroom, one and half bath bungalow on 33 Ave NW in the increasingly popular community of Bowness. I'm going to predict this one may not last long - change your plans and have your Realtor book a showing. The classic floorplan starts with a large living room with bay window and hardwood flooring. You will love the look of the remodelled kitchen with its butcher block counters, farmhouse sink and backsplash. Stainless Steel appliances and laminate flooring enhance the look and feel of this large, bright space. Two good sized bedrooms plus the main bedroom with an oversized closet and best of all - doors to your beautiful backyard. Laundry is on the main floor. Finished basement with recessed lighting allows for cozy winter nights. Lovely yard complete with deck and detached single garage plus extra parking. Notable features would be haskap, Saskatoon and raspberry bushes plus five columnar apple trees. Come and see for yourself if this super cute home might just be the one you are seeking.