



GRASSROOTS
REALTY GROUP

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7825A 33 Avenue NW
Calgary, Alberta

MLS # A2253693



\$455,555

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	919 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Shed in back yard

OPEN HOUSE: Saturday, September 6 and Sunday, September 7 from 2-4 pm. With over 1,660 sq ft of finished living space, this 4 bedroom, 2 bath home, comes with a southwest yard and no condo fees! Nicely updated and maintained, this home, has a fireplace and an eat in kitchen open to the dining area, and BBQ deck. You will love the 4 bedrooms, 2 full bathrooms and 2 washer and dryers, there is plenty of room for a large family or roommates. The lower flex space is bright and was planned for a future suite. The treed southwest back yard is perfect for large gatherings. Parking for 2 cars and room for a future garage. Well located, a short commute to downtown, Foothills Hospital, to Canada Olympic Park (COP), Bowness Park, the Rocky Mountains, schools and all services. Vacant possession available for October 1.