



GRASSROOTS
REALTY GROUP

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8127 43 Avenue NW
Calgary, Alberta

MLS # A2259528



\$620,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,023 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | 220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Faces | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Subfloor, Cork, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Block, Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage | | |
| Inclusions: | appliances as is | | |

HOME SWEET HOME! CALLING ALL DEVELOPERS, INVESTORS AND HOME BUYERS, this is the rare investment property you have been searching for in the heart of trendy and historic Bowness on a PRIME 60' x 100' LOT! This charming, PARTIALLY UPDATED BUNGALOW is loaded with character and is situated on a quiet, family friendly street. THIS HOME IS LOOKING FOR SOMEONE TO FINISH THE ALREADY COMPLETED RENOVATIONS! Heading inside you will instantly notice the original hardwood flooring and sun-drenched living room which is highlighted with a large bay window. The gorgeous upgraded kitchen has a peninsula island with a convenient raised breakfast bar, ample cabinet and counter space and newer stainless steel appliances. on the main level there is also a spacious foyer, dining area, 4 piece bathroom, large primary bedroom with lots of closet space and another great-sized bedroom. The partially finished basement has lots of potential for your special touch and future development. Currently the basement features a HUGE 3rd bedroom, bathroom rough-in (TUB AND TOILET ALREADY THERE), laundry area, storage space and room for a spacious recreation room. Outside, there is charming curb appeal with the front yard garden and the fully fenced backyard with a fire pit, garden, patio and workshop area. Completing this home is an oversized double detached garage with adjacent enclosed shed and an outdoor porch. There is also an additional shed and a parking pad in the front that can accommodate 2 additional vehicles. Excellent location close to all major amenities including schools, public transportation, Bow river and bike paths, parks (Bowness & Shouldice Park), shopping, Canadian Olympic Park and it provides you easy access to Downtown, University of Calgary and a quick escape to the

mountains. This is a great opportunity for developers, home buyers and investors alike. Don’t miss out on this RARE OPPORTUNITY, book your private tour today! GARAGE AVAILABLE TO VIEW UPON REQUEST.