



8824 33 Avenue NW
Calgary, Alberta

MLS # A2138881



\$739,500

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,834 sq.ft.	Age:	1971 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wood Counters		

Inclusions: N/A

Wonderfully unique, 1971 split level home on a private, 60x120 ft lot, well positioned in beautiful west Bowness! The 1378 sq ft main level is expansive including a spacious front room with large front window perfectly framing the stunning Ohio Buckeye tree in the front yard + ample space for hosting friends and family. The bright, open kitchen boasts warm, butcher block countertops, a west window over the sink and a gas range. The family room is the perfect spot to unwind with a book, glass of wine and a cozy fire in the wood-burning stove. Pop through the mudroom out to the large deck for summer supers and the extra wide yard is perfect for kids and dogs + gardening and s'more roasting. The main floor is also home to 2 bedrooms and a bright 4 piece bathroom. A short staircase takes you up to the second level - the principle bedroom, half bath and another bedroom. Speaking of suites, re-zoning and outstanding potential development...with the proper City permits and approvals, the 1283 sq ft, lower level with separate, walkout entrance could be an excellent suite or use it just as is for extended family or kids attending post-secondary to have their own living space! This home enjoys radiant heat from an upgraded boiler system so no forced, dusty air. The single door garage is 31 ft deep so it could be a great tandem garage for 2 smaller cars or enjoy a great workshop or storage space for all your family's gear and toys + a large vehicle. Boiler upgraded in 2013, Shingles/venting replaced in 2016, Hot Water Tank 2017 + some new fencing in 2023! So close to Bowness Park, the Bow River pathway, all 3 levels of schooling, West Calgary Farmer's Market, Winsport/COP & in less than 5 minutes you can be headed west to the mountains! So many potential possibilities here for redevelopment with Calgary's new zoning bylaw or renovate/build your dream home

on an oversized lot on one of Calgary's most desirable streets. Take a virtual tour through this fantastic home by clicking the reel icon!