



**GRASSROOTS**  
REALTY GROUP

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

**8012 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2196879**



**\$689,986**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	616 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Storage		

**Inclusions:** N/A

8012 33 Avenue NW &ndash; Location Location Location | Attention Builders & Developers! 50 Ft x 120 Ft Rectangular Level Lot In The Heart of Bowness | Situated On a Quiet, Mature, Tree-Lined Street | Bowness Is A Neighbourhood Offering Residents Access To Bowmont Park&rsquo;s Scenic Trails, The Bow River Pathways, & The Renowned Bowness Park! Ideal For Year-Round Outdoor Activities | Easy Access To University of Calgary, Foothills & Children&rsquo;s Hospital | Quick Access To Downtown Or The Ring Road System For An Easy Escape To The Mountains.