



GRASSROOTS
REALTY GROUP

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7943 33 Avenue NW
Calgary, Alberta

MLS # A2209103



\$869,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,892 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, S		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block, Wood	Utilities:	-
Features:	Bookcases, Jetted Tub, Soaking Tub		

Inclusions: Greenhouse, Pool Table, Built-in vacuum (All appliances will be in as-is condition)

I am absolutely honoured to present this long-term, family-owned property that is hitting the market for the very first time. It sits on a massive 48x300FT southwest-facing lot backing onto a natural escarpment/wooded reserve. This is one of Northwest Calgary's premier properties and you'll feel it when you walk through the amazing, park-like backyard, which offers a true sense of peace and tranquility. The home itself has been lovingly maintained and added onto over the years giving it some good square footage and features 2 bedrooms on the upper level, including a very large primary bedroom with an upper balcony that overlooks the beautiful backyard. The kitchen features nice views of the front landscaped yard thru a bay window, a well-lit dining room that fills the kitchen each morning with sunlight, a main floor den, powder room, and a very large living room with access to the back deck via patio doors. The basement features a large recreation room that is open and could accommodate a range of activities. It also includes another bedroom with ensuite bathroom, a laundry room, and tonnes of storage space. The front driveway can accommodate several vehicles if need be and includes one spot acting as a covered carport, leading to the single detached garage. For any yard or garden hobby/enthusiast, this is the one you've been waiting for! There are so many nice yard ornaments already like the wooden swing & park bench, walkways with pergola's, firepit sitting area, a large deck with gas BBQ line, several perennials, and incredible garden beds with it's own sprinkler system set-up on the upper tier of the yard that gets drenched in sunlight with the south exposure. This is one of the better lots on 33 avenue as the hill is more gradual, which offers an abundance of sunlight, perfect for kids, pets and/or simply enjoying your property. Excellent location as you

are a short bike ride to Bowness Park, Shouldice Park, several schools close by and close to C.O.P., Calgary's new Farmer's Market, Bow River Shopping Centre, and great access to the #1 highway and Stoney Trail. Call your favorite realtor today to view this true treasure.