

**8624 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2242338**



## \$645,900

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 915 sq.ft.                                                                  | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Alley Access, Driveway, Garage Door Op |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot      |               |                   |

|                    |                                               |                   |      |
|--------------------|-----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Block                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Chandelier, Separate Entrance |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Hoodfan, Washer & Dryer, Window coverings, 2 Garage door openers

Real Estate is always about location, location! And this is a testament to that! Located on a beautiful mature treed 50 x 120 ft RC-G lot and on quiet street in West Bowness, walking distance to Bowness Park and across the street from Million dollar homes that back onto a natural escarpment. The huge 50 x 120ft R-CG lot is flat and contains a south facing front, with nice views of the hillside, so doesn't get any better than this! The modest home has been lived in by two owners only since the 1950's and features 2 bedrooms upstairs, a large living room with cozy wood burning fireplace and a country style kitchen. The basement has a rec room, wet bar, office and lots of storage. The bonus to this property is the triple car garage which is insulated and heated, 220 v wiring, plus it also features another parking pad beside the garage, and one more parking pad in the front driveway, perfect for hobbyists and people needing that extra room. Upgrades include: New stainless steel appliances and newer washer and dryer, Re-insulated attic, new eavestroughs and downspouts, new roof on house and garage, new garage doors on the double garage side and central vacuum. 100 amp electrical and furnace / water tank updated early 2000's. Call your favorite realtor today before it's too late. No restrictive covenant on title.