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6419B 33 Avenue NW
Calgary, Alberta

MLS # A2347965

$485,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,203 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Garage Faces Rear, Heated Garage, I		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Fireplace(s)	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: N/A

Welcome to 6419B 33 Avenue NW, a three-bedroom, two-and-a-half-bathroom semi-detached home in the beloved community of Bowness. Cherished by the same family for over 40 years, this home has been filled with laughter, family dinners, and a lifetime of memories, and it is now ready for its next chapter. Lovingly cared for and full of original 1970s character, it offers solid bones, important updates where they matter most, and a blank canvas to make it entirely your own. Add a sunny south-facing backyard and a rare oversized heated garage with a workshop shed, and you have a home with heart, space, and endless potential. Step inside to a bright living room with a convenient entry closet and a charming wood-burning fireplace, the perfect spot to gather on cool Calgary evenings. Continue past the stairs into the dining room, a space that has hosted countless celebrations, with direct access to the back deck for easy indoor-outdoor living. The kitchen includes a newer stainless steel fridge and stove, along with a portable dishwasher and microwave. A half bathroom with vanity sink completes the main floor. Upstairs are three bedrooms and a 4-piece bathroom. The primary bedroom offers a walk-in closet and its own vanity sink cabinet, a practical touch for busy mornings. The fully developed lower level adds valuable living space with a TV room, a 3-piece bathroom, and a flexible bonus room that could serve as a home office, fitness area, or hobby space. Laundry and a pantry sit alongside the utility room, which houses a newer electrical panel with expanded capacity, a newer furnace with central air conditioning, and a hot water tank from 2018 for peace of mind while you personalize the rest at your own pace. Storage under the stairs keeps everything organized. Step outside and discover the true highlight of this property. The private

south-facing backyard features a wraparound deck with a SOJAG aluminum cover, offering shade and shelter for outdoor dining and relaxing. For the hobbyist, mechanic, or anyone who needs serious space, the oversized single garage is exceptional: 16' x 24' with a 9'9" interior ceiling, a 14' x 9' sectional overhead door, a steel overhead beam with trolley, 220V power at a sub panel, and a gas heater for year-round use. Adding versatility is a wood-framed 10' x 10' shed with a vaulted ceiling, fully insulated and wired with plugs and lighting, ready for a workshop, studio, or creative space. Beyond your front door, Bowness offers a true small-town feel within the city, with Bowness Park, the Bow River pathway system, and local shops and cafés along Bowness Road all close by. Quick access to the Trans-Canada Highway, Stoney Trail, and Canada Olympic Park makes commuting and weekend mountain escapes easy. Whether you are buying your first home, growing your family, or looking for the garage and workshop space you have always wanted, this is a place ready to be loved for its next chapter. Come see it and imagine the memories you will make here.

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