

\$549,900 - 6423 33 Avenue Nw, Calgary

MLS® #A2110495

\$549,900

2 Bedroom, 1.00 Bathroom, 785 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Pride of Ownership! Long term owner says sell! Here's an immaculate 2 bedroom bungalow with dugout basement, large brand new deck & an oversized double detached garage on a huge 50 x 122ft South Rear lot. Great holding property or ready for re-development in this rapidly changing area is this charming little bungalow with quaint front living room, two bedrooms, a 4 piece bathroom and a huge rear mudroom addition which also features the main floor laundry. Perfect main floor layout for all one-level living. Older but very useful double detached in the back yard, plus lots of good sun in the yard as you are south facing. Recent upgrades are a new roof in 2022, New furnace in 2023 and water heater in 2016. Good neighbours all around and in an area that is rapidly changing with new construction builds. Please note the two restrictive covenants on title and 70 amp electrical panel. Dug-out basement good for storage and the furnace and water tank. Great location as you walking distance to Superstore, pubs & coffee shops on main street, a short bike ride to Shouldice Park and excellent access out West to the Mountains. Call your favorite agent today!

Built in 1951

Essential Information

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Price \$549,900



Sold Price	\$530,200
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	785
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6423 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M9

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation See Remarks

Additional Information

Date Listed February 26th, 2024
Date Sold March 3rd, 2024
Days on Market 5
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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