

\$749,000 - 7804 33 Avenue Nw, Calgary

MLS® #A2111951

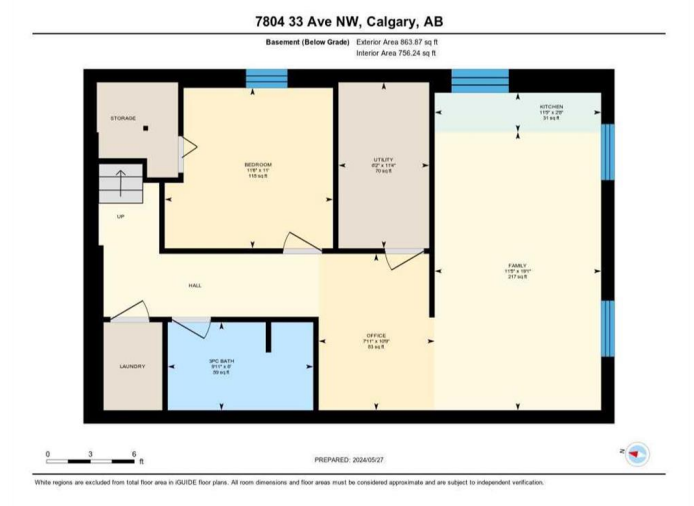
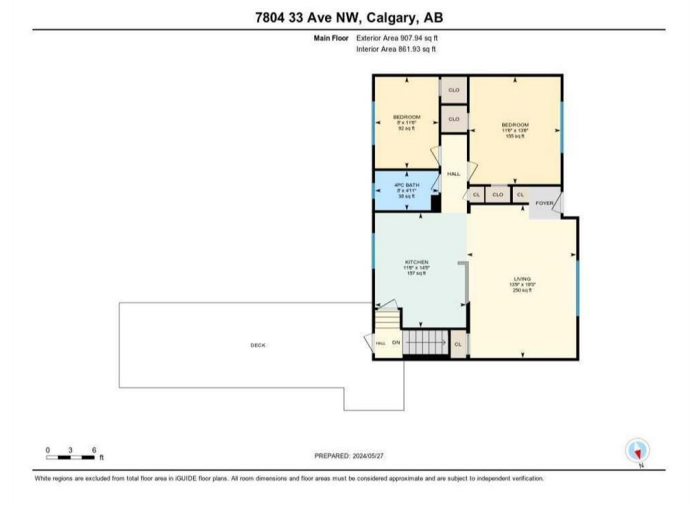
\$749,000

3 Bedroom, 2.00 Bathroom, 908 sqft
Residential on 0.20 Acres

Bowness, Calgary, Alberta

Stunning Renovated Home on a Private/Quiet, Park Like, Corner Lot in Bowness - Welcome to this beautifully renovated home, perfectly situated on a corner lot in the desirable Bowness neighborhood. This well-maintained property offers a private yard, a very quiet & peaceful location in the community, a spacious newer deck ideal for outdoor furniture and a hot tub, and a generous oversized garage with a separate workshop or hobby room. Roof shingles and eaves done in 2015, windows ~2017, large basement windows ~2021. Please look at photos and virtual tour to see the entire beautiful space.

Main Floor: The main floor has been meticulously renovated over the years, featuring a modern kitchen with Cambria stone countertops and newer stainless steel appliances. Slide in ceran top stove, French door/freezer on the bottom refrigerator, built in stainless steel dishwasher--modern and well maintained. Luxury vinyl plank throughout, for easy care & maintenance. Designed for socializing, the peninsula island doubles as a dining table with seating for 6+, serving as the primary dining area. The open living room includes additional storage and is complemented by a stylish barn door. Both bedrooms on this floor are generously sized, with the master bedroom boasting two closets with (barn doors) for ample storage. The upstairs bathroom has also been thoughtfully updated. New air conditioning was added



summer 2023.

Basement: The basement is brand new, completed just in time for listing. It was thoughtfully designed with the potential to be easily converted into a private mother-in-law suite or fully separate suite (please consult municipal bylaws for suite permits/permissions). It includes a wet bar with a sink, a Sub-Zero mini fridge/freezer (this space is wired for a hood fan & stove plug), a full dishwasher, and a washer and dryer set up in the utility room. A NEW stacking front load washer dyer was installed May 30/24. There is an optional second laundry room/space at the bottom of the stairs. The area is also roughed in for speakers (wires are run). This lower level offers a spacious bedroom and additional living space. A door could be easily added to close off the space.

Outdoor Space: The expansive deck is perfect for entertaining and relaxing (in a hot tub, lounge chair, etc.). The fully fenced backyard, designed for outdoor gatherings, a firelit evening, space for you family, room for your dog-- features a side gate leading to a caragana hedge, which, along with numerous flowering trees and shrubs, provides privacy and an absolutely beautiful park-like garden setting. The front yard includes perennial flower beds and a lilac hedge that blooms beautifully in the spring, adding privacy and aesthetic appeal throughout the year.

This home is a true gem and a must-see. Don't wait--Contact your favorite realtor to schedule your private viewing. You won't want to miss this opportunity!

Built in 1963

Essential Information

MLS® #	A2111951
Price	\$749,000
Sold Price	\$737,500

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.20
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7804 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Rear Drive

Interior

Interior Features	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Lane, Back Yard, Triangular Lot, Corner Lot, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 12th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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