

\$889,900 - 8303 33 Avenue Nw, Calgary

MLS® #A2112422

\$889,900

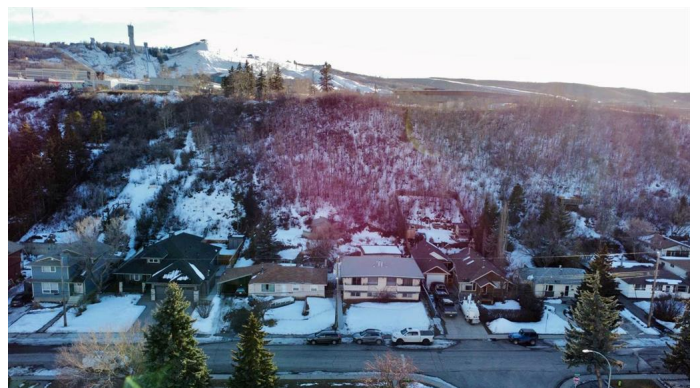
6 Bedroom, 4.00 Bathroom, 1,208 sqft
Residential on 0.34 Acres

Bowness, Calgary, Alberta

Exceptional investment opportunity! This **RENOVATED FULL Side-by-Side Duplex** at 8303 33 Ave NW, Calgary, is superbly located in the historic community of Bowness on a vast 50' x 300' lot that extends into a natural forested area perfect for your own private backyard to enjoy. This unique property is perfectly positioned near essential amenities, including shopping centers, schools, the newly completed ring road and a **QUICK EXIT** to the **ROCKIES** making it a highly attractive area now and future potential. Currently offering a steady income stream with renters on each side or consider a bonus of living in one unit while renting the other. The property also boasts a plethora of redevelopment opportunities, adding to its investment appeal. Both units have been meticulously upgraded with new flooring, windows, kitchen fixtures, modern bathrooms, and fresh paint. The open-concept main level features spacious kitchens, dining areas, and gigantic living rooms, ideal for entertaining and comfort. The lower levels are equally impressive, each featuring three generously sized bedrooms with egress windows, ensuring ample natural light and safety. Don't miss out on this rare investment gem. Contact us today for more details and to arrange your exclusive private viewing.

Built in 1975

Essential Information



MLS® #	A2112422
Price	\$889,900
Sold Price	\$887,500
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,208
Acres	0.34
Year Built	1975
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	8303 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Greenbelt, Landscaped, Many Trees, Private, Sloped Up, Views

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 28th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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