

\$739,500 - 8824 33 Avenue Nw, Calgary

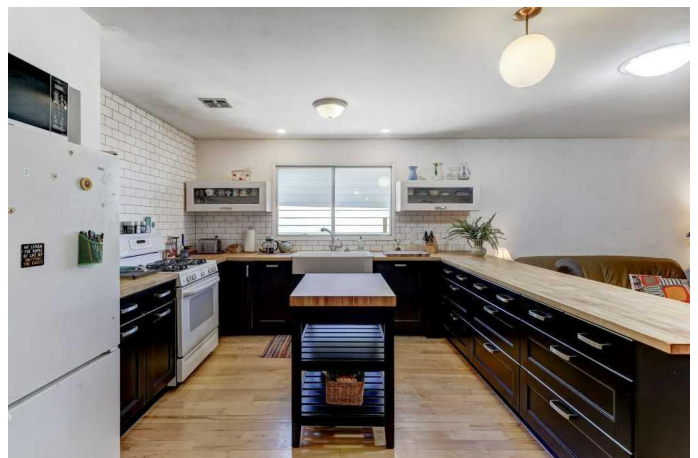
MLS® #A2138881

\$739,500

5 Bedroom, 3.00 Bathroom, 1,834 sqft
Residential on 0.17 Acres

Bowness, Calgary, Alberta

Wonderfully unique, 1971 split level home on a private, 60x120 ft lot, well positioned in beautiful west Bowness! The 1378 sq ft main level is expansive including a spacious front room with large front window perfectly framing the stunning Ohio Buckeye tree in the front yard + ample space for hosting friends and family. The bright, open kitchen boasts warm, butcher block countertops, a west window over the sink and a gas range. The family room is the perfect spot to unwind with a book, glass of wine and a cozy fire in the wood-burning stove. Pop through the mudroom out to the large deck for summer supers and the extra wide yard is perfect for kids and dogs + gardening and s'more roasting. The main floor is also home to 2 bedrooms and a bright 4 piece bathroom. A short staircase takes you up to the second level - the principle bedroom, half bath and another bedroom. Speaking of suites, re-zoning and outstanding potential development...with the proper City permits and approvals, the 1283 sq ft, lower level with separate, walkout entrance could be an excellent suite or use it just as is for extended family or kids attending post-secondary to have their own living space! This home enjoys radiant heat from an upgraded boiler system so no forced, dusty air. The single door garage is 31 ft deep so it could be a great tandem garage for 2 smaller cars or enjoy a great workshop or storage space for all your family's gear and toys + a large vehicle. Boiler upgraded in 2013, Shingles/venting replaced



in 2016, Hot Water Tank 2017 + some new fencing in 2023! So close to Bowness Park, the Bow River pathway, all 3 levels of schooling, West Calgary Farmer's Market, Winsport/COP & in less than 5 minutes you can be headed west to the mountains! So many potential possibilities here for redevelopment with Calgary's new zoning bylaw or renovate/build your dream home on an oversized lot on one of Calgary's most desirable streets. Take a virtual tour through this fantastic home by clicking the reel icon!

Built in 1971

Essential Information

MLS® #	A2138881
Price	\$739,500
Sold Price	\$730,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	8824 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M5

Amenities

Parking Spaces	4
Parking	Single Garage Attached

Interior

Interior Features	See Remarks, Wood Counters
Appliances	Dishwasher, Gas Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Masonry, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 8th, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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