

# \$525,000 - 6431 33 Avenue Nw, Calgary

MLS® #A2172529

**\$525,000**

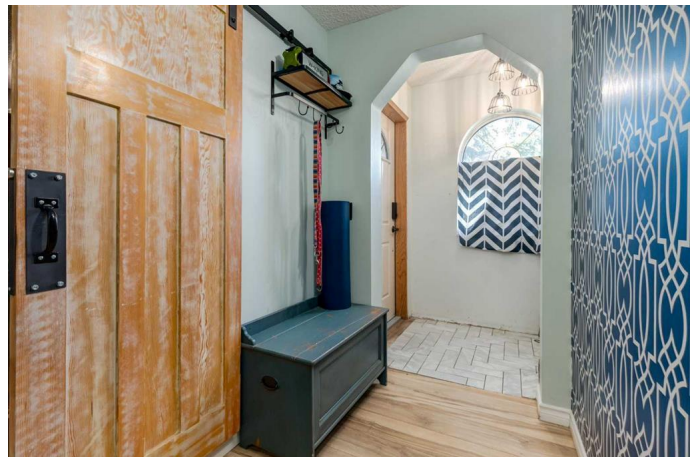
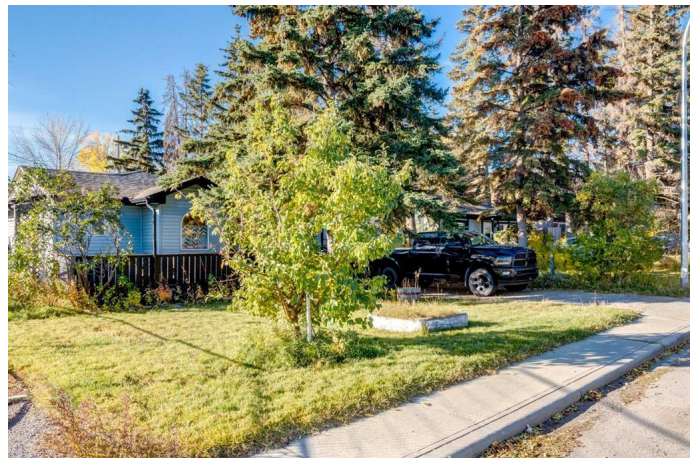
3 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to this charming home located in the desirable community of Bowness. This well-maintained property offers a unique blend of classic charm and modern updates, making it ideal for first-time buyers, families, or investors. The main floor features a bright and spacious living area with large windows that allow plenty of natural light to flow in and high ceilings for an expansive feel. The kitchen is very functional and equipped with newer appliances, including gas stove, updated & refinished cabinets, a cozy dining nook and coffee bar.

The home offers 3 bedrooms on the main level with new flooring and doors, perfect for growing families. The primary bedroom has a renovated en suite and an additional bedroom has a custom antique barnyard style door. The bathrooms were both renovated in 2022. The unfinished basement has a large storage area. The backyard is a true highlight, offering a large space for outdoor gatherings, a garden, or relaxing by the fire. The covered deck has skylights and the yard has a newer cedar fence and sod, as well as a dog run. Further updates include new roof, eaves and extra attic insulation in 2018. Updated electrical panel and electric heater in workshop.

Situated on a quiet street, this home is within walking distance to schools, parks, and the beautiful Bow River, offering easy access to the nearby Bowness Park and a variety of



local amenities. With quick access to major roadways and downtown Calgary, this property offers convenience, comfort, and a vibrant community atmosphere.

This home is a must-see for anyone looking for a versatile property in a prime location!

Built in 1951

**Essential Information**

MLS® #	A2172529
Price	\$525,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	6431 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1K9

**Amenities**

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, Storage
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Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Unfinished, Crawl Space, See Remarks

## Exterior

Exterior Features	Dog Run, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Lawn, Interior Lot, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 11th, 2024
Date Sold	November 5th, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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