



8724 33 Avenue NW
Calgary, Alberta

MLS # A2307942



\$529,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	942 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Almost to good to be true!! Amazing location on a quiet street with playground, 10 minute walk to Bowness park, 10 minute walk to Belvedere Parkway school. The Bicycle pathway network is 5 minutes. Surrounded by trees, River close by, you'll need to pinch yourself to remember your in the city! This tastefully upgraded Bi-level home has been well cared for by long-time owner. Recent upgrades include; New Triple pane windows (including patio door), Newer High-E furnace, New Hot water tank, Entrance door. Stepping inside you'll see Gleaming Hardwood floors on main level and in the Lower level. The updated kitchen has tons of cupboard and counter space, NEW SS Appliances. Dining room & Living room are spacious with patio door to to the private balcony. The 4 pc. bath has been updated and there are 2 good size bedrooms. The lower level with it's Hardwood floors, high ceilings and BIG New windows is bright and welcoming. The Rec-room is ideal for family-fun, there s a wet bar that offers future possibilities. Down the hall is an updated 4 pcs bath and a fully finished laundry room with ample storage. There are 2 more good size bedrooms with New egress windows. Out the back there is a huge fenced yard, patio and parking. Easy quick access to Stony Trail and Crowchild Trail. Within 15 minutes there are 2 Good shopping centres, Great Restaurants, and Transit. Come and see for yourself, call your favorite Realtor today.