



8116 33 Avenue NW
Calgary, Alberta

MLS # A2311936



\$849,900

Division:	Bowness		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,890 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: n/a

Opportunity knocks to own a 5 BED, 3 BATH home in sought-after BOWNESS! This home was built with family in mind with comfortable open spaces and durable finishes. The main floor boasts has an open-concept layout seamlessly combining style and functionality: spacious living room, updated kitchen with butcher block island, all stainless steel appliances, and a family-sized dining area leading to an oversized, tree-covered patio. The upper level features the primary bedroom and an extra-large bedroom (easily converted back into the original two bedrooms) and a full bath with oversized tub. The walk-out third level features a cozy family room with wood-burning fireplace, a third bedroom, and combined full bath/laundry room. The basement is fully developed with two more bedrooms, a full bath, flex room, and storage crawl space. This four-level split has a total of 5 bedrooms, 3 full baths, huge front attached garage, third level walk-out and 2520 sq ft of developed space across 4 levels. This year, seller installed a Groundworks Intellijack Support System to stabilize floor joists and beams in crawlspace. Also installed this year : new dishwasher, new vanity in upper bathroom, new storm door, and new garage door opener. Pride of ownership is evident in this wonderful family home! Just move in and enjoy!