



**GRASSROOTS**  
REALTY GROUP

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8908 33 Avenue NW  
Calgary, Alberta

MLS # A2317007



**\$799,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Bowness   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,378 sq.ft.  | <b>Age:</b>   | 1957 (69 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Oversized, Single Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, St |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Tar/Gravel   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Block  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting |                   |      |

**Inclusions:** None

Nestled on one of Bowness's most beloved streets, this exceptional 2-bed, 1-bath property offers a rare opportunity in an unbeatable location. Perfectly positioned between the new farmers' market and the entrance to Bowness Park, this beautiful space presents outstanding possibility. Step into this charming, light-filled bungalow surrounded by mature landscaping. The home features 2 generous-sized bedrooms, bright, open living space, and three bay windows along the front to allow sunlight in. This cozy property has been lovingly updated and is home to an extraordinary yard filled with fruit trees and a variety of established perennials that create beauty throughout the growing season. The expansive yard offers a sense of space and tranquility that is increasingly difficult to find. Whether you're looking to enjoy the home as it stands, hold as an investment, or explore the redevelopment potential of this prime Bowness location, opportunities like this are becoming increasingly rare. Come feel the charm for yourself. Don't miss out on this opportunity; call for your private viewing today.