



**GRASSROOTS**  
REALTY GROUP

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6012 33 Avenue NW  
Calgary, Alberta

MLS # A2331463



**\$534,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Bowness                                                                    |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 773 sq.ft.                                                                 | Age:   | 1946 (80 yrs old) |
| Beds:     | 2                                                                          | Baths: | 1                 |
| Garage:   | None                                                                       |        |                   |
| Lot Size: | 0.11 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street |        |                   |

|             |                          |            |      |
|-------------|--------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Vinyl Plank              | Sewer:     | -    |
| Roof:       | Asphalt Shingle          | Condo Fee: | -    |
| Basement:   | Full                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete          | Utilities: | -    |
| Features:   | Storage                  |            |      |

Inclusions: NA

Welcome to this charming and well-located home in the heart of Bowness, one of Calgary's most sought-after river communities. Situated on a quiet, tree-lined street just moments from Bow Crescent and the Bow River, this property offers exceptional value for first-time buyers, investors, or those looking to enjoy the unique lifestyle that Bowness has to offer. Set on an extra-wide lot, this home features a spacious living room, sunny backyard, and plenty of outdoor space to relax, entertain, or explore future possibilities. The home was extensively renovated in 2017, providing modern updates while maintaining its character and charm. Location is everything, and this property delivers. Enjoy easy walking access to Bowness's vibrant shopping district, local restaurants, cafés, parks, swimming pool, tennis courts, schools, and public transit. Just minutes from the Bow River and its extensive pathway system, you'll have endless opportunities for walking, cycling, kayaking, and enjoying nature right at your doorstep. Quick access to downtown, Canada Olympic Park, Market Mall, the University of Calgary, and the Rocky Mountains. Don't miss this opportunity and call for your viewing today!