



GRASSROOTS
REALTY GROUP

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8331 33 Avenue NW
Calgary, Alberta

MLS # A2347506



\$949,900

Division:	Bowness		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,757 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Private, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to an immaculate, pride-of-ownership, fully developed total of four-bedroom, four-level split in the heart of Bowness!! An amazing and private location, established on a massive 50x300 (over 1/3 of an acre) manicured, sunny, south-facing, treed lot, backing onto a heavily treed forested escarpment area!!! There are several upgrades throughout the home over the many years the current owners have resided there, including a lovely oak eat-in kitchen with a separate coffee station, granite counters, real hardwood flooring throughout the entire home, all upgraded bathrooms plus much, much more! The upstairs level was an addition and contains the primary master bedroom retreat! The massive primary bedroom has its own private, newer, sunny, south-facing 17'x11' balcony, bright vaulted ceilings, a newer and gorgeous 5-pce ensuite (including a steam shower), and a large walk-in closet complete with several built-ins and rough-in plumbing for separate laundry. The main level has two good-sized bedrooms, a front living room highlighted by a cozy wood burning fireplace, the third-level family room has a walk-out to a south-facing covered patio BBQ area, and another gas fireplace! The lower level is highlighted by a summer kitchen (possibly for an extended family member), the fourth bedroom, 3-piece bath, and laundry area. The oversized double garage is a workshop heaven!! This is a fantastic inner-city location, only a few minutes away from WinSport COP and several box stores, a quick 5-6 minutes to the U of C, a short commute to downtown and easy access west to the mountains! Hurry on this wonderful inner-city mini acreage-like property!!!