



GRASSROOTS
REALTY GROUP

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8512 33 Avenue NW
Calgary, Alberta

MLS # A2350459



\$588,800

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Private		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Combination, See Remarks	Utilities:	-
Features:	French Door, Kitchen Island, Quartz Counters, Track Lighting, Wired for Sound		
Inclusions:	Fire pit		

A beautifully renovated bungalow on one of Bowness's most desirable streets, where an established, vibrant community meets genuine pride of ownership. Inside, three bedrooms and two bathrooms are arranged across a thoughtful, functional layout, cared for and updated with real attention to detail. The spacious primary bedroom enjoys direct access to its own bathroom and walk-in closet. A quietly rare convenience in a home of this vintage. The open-concept kitchen transitions seamlessly into the living room, creating a natural gathering place for both everyday living and entertaining. Beyond it, a generous backyard and detached double garage offer ample room for parking, storage, and weekends spent outdoors. All of this sits on an impressive 50-foot lot: a substantial offering that carries exciting future development potential, subject to City of Calgary approvals and applicable zoning requirements. A beautifully updated home in one of Calgary's most established and sought-after communities. An opportunity worth seeing in person.