

8624 33 Avenue NW
Calgary, Alberta

MLS # A2274524



\$615,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Faces Rear, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to an exceptional opportunity just steps from Bowness Park, and set on a prime 50' x 120' RC-G lot. The bright main level features two generous bedrooms, a spacious living room anchored by a classic brick wood-burning fireplace. Downstairs, the finished basement has a rec room, wet bar, office/flex space, bedroom area, ample storage, and a half bath. NEW STAINLESS STEEL APPLIANCES, updated washer and dryer, re-insulated attic, new roofs on both the home and garage, new eavestroughs, and a 100-amp electrical service. An oversized, heated TRIPLE GARAGE with 220V power—a rare find in the inner city—plus additional parking pads and RV parking, making this a dream for hobbyists, tradespeople, or anyone needing serious space.