



THE
A-TEAM

**RE/MAX
FIRST**

8016 33 Avenue, Calgary T3B 1L7

MLS®#: **A2117412**

Area: **Bowness**

Listing Date: **03/26/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,201**
Low Sqft:
Ttl Sqft: **1,201**

DOM

54

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot,Treed,Views**
Park Feat: **Driveway,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Marble**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`2" x 7`9"
Family Room	Main	25`9" x 13`7"
Bedroom	Main	11`5" x 8`8"
Living Room	Lower	19`4" x 10`8"
Bedroom	Lower	11`8" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`8" x 11`4"
Bedroom	Main	12`4" x 11`5"
Mud Room	Main	4`11" x 3`7"
Bedroom	Lower	11`9" x 9`11"
Other	Lower	5`11" x 4`11"

Laundry 3pc Bathroom	Lower Lower	5`9" x 5`3"	4pc Bathroom	Main
Legal/Tax/Financial				
Title: Fee Simple Legal Desc:	5960AM		Zoning: R-C1	Remarks
Pub Rmks:	***50 X 120 FLAT LOT***Introducing a great holding or development property on one of the best streets of the sought after community of Bowness - 8016 33 AVE NW. This large 1200 sq ft bungalow has 4 bedrooms (2 up/2 down), 2 full bathrooms and 3 entrances (front, back and side). Upstairs, besides the bedrooms, there also are: a massive living room with a natural wood fireplace, kitchen and a family room. The basement comes with a huge living room, bathroom and 2 bedrooms. Most windows upstairs are newer. The house is sitting on a massive 50'x120' lot. Properties across the street are selling for well over 1 million dollars. This is an amazing opportunity to become the owner one of the best locations in Calgary's NW! You are walking distance to Calgary Farmers Market and COP and it's all the summer and winter amenities. Super easy access to 16 Avenue which leads you to either downtown or Banff. Super easy access to the ring road that leads you anywhere you want in the city! You must come view this house. Great deal! Great property! Great location!			
Inclusions: Property Listed By:	n/a RE/MAX First			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







