



THE
A-TEAM

**RE/MAX
FIRST**

8123 33 Avenue, Calgary T3B 1L5

MLS®#: **A2151482**

Area: **Bowness**

Listing Date: **07/25/24**

List Price: **\$1,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Finished Floor Area

Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

DOM

53
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **21,764 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,Rectangular Lot,Sloped Up,Treed,Wooded**
Park Feat: **Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

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

Room Information

Room	Level	Dimensions
Entrance	Main	9`5" x 5`10"
Bedroom	Main	9`5" x 8`2"
Kitchen	Main	12`10" x 11`0"
4pc Bathroom	Main	6`10" x 6`0"
Laundry	Main	12`0" x 3`9"
Mud Room	Main	9`11" x 3`11"

Room	Level	Dimensions
Living Room	Main	12`1" x 13`0"
Dining Room	Main	6`0" x 9`1"
Bedroom - Primary	Main	11`0" x 9`0"
Workshop	Main	9`11" x 3`11"
Furnace/Utility Room	Main	11`1" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C1

Legal Desc: **5565AH**

Remarks

Pub Rmks: **Home on the Hillside with Nature on your Doorstep! Historic character filled site on one of the biggest lots (1/2 acre) 33 Avenue has to offer! This quaint bungalow is situated on a huge 72.5 x 300 ft lot (21,750 sqft), features an oversized parking pad & backs onto a natural escarpment on a quiet street in West Bowness, just minutes to Bowness & Bowmont Parks, C.O.P and the new Farmer's Market. Many building options have opened up with this lot in lieu of the new zoning, whether it's building single family homes or townhomes, so bring your creativeness to the table on this one and take advantage of one of the biggest lots on the street. Currently long term tenants (over 10 years) are in a lease until Sept 30, 2024 at \$1575 per month plus utilities, and would like to stay. 2 bedroom bungalow needs some TLC and will be in as - is condition. Newer roof. Take advantage of one the biggest lots this street has to offer in conjunction with today's new zoning rules and call your favorite Realtor today to view.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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