



THE
A-TEAM

**RE/MAX
FIRST**

8931 33 Avenue, Calgary T3B1M2

MLS®#: **A2172717**

Area: **Bowness**

Listing Date: **10/11/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **9,655 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,616**

Low Sqft:

Ttl Sqft: **1,616**

DOM

18

Layout

Beds: **4 (4)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**
Park Feat: **Off Street, Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick, Metal Siding , Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Kitchen Island, No Smoking Home, Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`8" x 15`6"	Kitchen With Eating Area	Main	11`4" x 13`7"
Bedroom	Main	11`6" x 9`8"	Bedroom	Main	11`5" x 9`4"
Bedroom - Primary	Main	16`11" x 10`1"	3pc Bathroom	Main	7`3" x 5`0"
Laundry	Main	11`5" x 7`8"	4pc Bathroom	Main	5`0" x 6`5"
Family Room	Main	9`6" x 23`4"	Bedroom	Main	11`6" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1368HM

Remarks

Pub Rmks:

Pride of ownership is evident in this beautifully maintained 1,638 sq ft bungalow, nestled in a hidden enclave of West Bowness. Backing onto a serene, tree-filled natural reserve, this sprawling ranch-style home offers 3 spacious bedrooms plus a versatile den, situated on a stunning 200 ft deep, south-facing lot. The impeccably landscaped yard, complete with mature trees and manicured gardens, provides a private retreat perfect for year-round enjoyment. Inside, the home boasts a large country kitchen with a center island, stainless steel appliances, and an adjoining dining room, ideal for family gatherings and entertaining. A bright and inviting family room at the rear of the home offers views of the lush backyard, creating a cozy space to relax. Located just blocks from Bowness Park, residents have access to scenic walking paths, including trails through the largest Douglas Fir stand in southern Alberta and along the river (not in a flood zone). With quick access to the mountains and nearby parks, this home is a nature lover's dream. Offering the convenience of single-level living and situated in a peaceful, family-friendly neighborhood, this property presents incredible value and a rare opportunity to own a piece of tranquility in highly desirable West Bowness. Don't miss out on this exceptional offering!

Inclusions:
Property Listed By:

**Storage Shed
Real Estate Professionals Inc.**

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









