



## 7918 33 Avenue Calgary Alberta

\$524,900

Wonderful opportunity to own a fantastic property in the amazing Bowness community!! This wonderful unit has so much potential. Large backyard with back alley access, plenty of garden boxes if you want to start growing your own food!! As you walk into the house you will be welcomed by a large living room that can easily accommodate a large dining room table. Your living room doors lead out onto a large balcony perfect for your morning coffee. The kitchen is large and open making this an excellent entertaining area. Main floor laundry is also an added bonus!! 2 generous sized bedrooms and a 4 piece bath finish off this level. The basement has a large rec room 2 more bedrooms, plenty of storage large windows and a 3 piece bath!! This basement could follow suit with the neighbour and be converted into a legal suite with the proper permits from the city. This property is awaiting a new owner and has endless potential call your favorite agent today!! (id:6769)

Other 16.33 Ft x 18.75 Ft

Storage 7.83 Ft x 9.50 Ft

Furnace 5.50 Ft x 5.50 Ft

3pc Bathroom 5.75 Ft x 5.00 Ft

Bedroom 13.00 Ft x 9.58 Ft

Bedroom 11.75 Ft x 9.42 Ft

Other 8.00 Ft x 6.25 Ft

Living room 11.92 Ft x 19.33 Ft

Dining room 10.00 Ft x 8.92 Ft

Other 12.75 Ft x 10.08 Ft

Laundry room 5.00 Ft x 5.08 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

Primary Bedroom 13.00 Ft x 10.67 Ft

Bedroom 9.92 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:

Century 21 Foothills Real Estate



See

**Mirror**

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