



## 8123 33 Avenue Calgary Alberta

\$1,350,000

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. (id:6769)

Other 9.42 Ft x 5.83 Ft

Living room 12.08 Ft x 13.00 Ft

Bedroom 9.42 Ft x 8.17 Ft

Dining room 6.00 Ft x 9.08 Ft

Kitchen 12.83 Ft x 11.00 Ft

Primary Bedroom 11.00 Ft x 9.00 Ft

4pc Bathroom 6.83 Ft x 6.00 Ft

Workshop 9.92 Ft x 3.92 Ft

Laundry room 12.00 Ft x 3.75 Ft

Furnace 11.08 Ft x 5.75 Ft

Other 9.92 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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**Real Estate Professionals Inc.**

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