



8624 33 Avenue Calgary Alberta

\$615,000

Welcome to an exceptional opportunity just steps from Bowness Park, and set on a prime 50' x 120' RC-G lot. The bright main level features two generous bedrooms, a spacious living room anchored by a classic brick wood-burning fireplace. Downstairs, the finished basement has a rec room, wet bar, office/flex space, bedroom area, ample storage, and a half bath. NEW STAINLESS STEEL APPLIANCES, updated washer and dryer, re-insulated attic, new roofs on both the home and garage, new eavestroughs, and a 100-amp electrical service. An oversized, heated TRIPLE GARAGE with 220V power--a rare find in the inner city--plus additional parking pads and RV parking, making this a dream for hobbyists, tradespeople, or anyone needing serious space. (id:6769)

2pc Bathroom 4.42 Ft x 3.83 Ft

Other 4.00 Ft x 5.83 Ft

Bedroom 8.33 Ft x 13.17 Ft

Den 8.83 Ft x 6.50 Ft

Storage 9.00 Ft x 17.92 Ft

Furnace 8.83 Ft x 15.75 Ft

4pc Bathroom 7.25 Ft x 7.42 Ft

Primary Bedroom 14.58 Ft x 9.08 Ft

Bedroom 11.17 Ft x 8.00 Ft

Dining room 11.00 Ft x 15.92 Ft

Kitchen 11.08 Ft x 11.83 Ft

Living room 11.17 Ft x 10.17 Ft

Listing Presented By:



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