



# 8827 33 Avenue Calgary Alberta

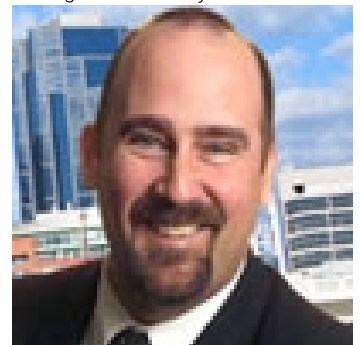
\$989,900

ATTENTION DEVELOPERS AND BUILDERS! Rare Opportunity with an AMAZING location! Build your dream home on this amazing lot! Located at 8827 33 Ave NW in the desirable community of Bowness, Calgary, Alberta. This HUGE lot, measuring 65 ft wide x200ft deep, backs onto its own private forest offering country-side living in the city! The mature treed lot provides a serene and natural setting, perfect for redevelopment. Whether you are a developer or builder, this property offers the opportunity to create a unique and private retreat with one of the best lots in the neighbourhood! The existing three-bedroom ranch-style bungalow has some updates like a newer High Efficiency Furnace, newer shingles (2015), and back deck looking towards your Sunny South facing PRIVATE backyard. Other updates over the years include the upper bathroom and large kitchen with eat-in nook. PRIME lot location (away from any flood zone)! This gorgeous property is only a few blocks away from Bowness Park and the Bow River, with easy access in and out of the community and a quick exit to the newly completed Ring Road that provides a shortcut to the Rocky Mountains for all your outdoor adventures. Enjoy fresh food and produce at the NEW Farmers Market while having access to Canada Olympic Park And Winsport only a few minutes away. Additionally, being close to Bow River but not in the flood zone, adds to its appeal and value. Opportunities like this don't come up often! Call today to book a showing! (id:6769)

3pc Bathroom 5.25 Ft x 6.67 Ft  
 Kitchen 16.67 Ft x 9.92 Ft  
 Primary Bedroom 10.92 Ft x 11.42 Ft  
 Living room 12.83 Ft x 12.92 Ft

Bedroom 11.17 Ft x 23.17 Ft  
 4pc Bathroom 4.92 Ft x 7.75 Ft  
 Bedroom 10.92 Ft x 9.58 Ft  
 Dining room 10.08 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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