

**7825A 33 Avenue NW
Calgary, Alberta**

MLS # A2253693



\$455,555

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 919 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L | | |

Heating: Central, Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed in back yard

OPEN HOUSE: Saturday, September 6 and Sunday, September 7 from 2-4 pm. With over 1,660 sq ft of finished living space, this 4 bedroom, 2 bath home, comes with a southwest yard and no condo fees! Nicely updated and maintained, this home, has a fireplace and an eat in kitchen open to the dining area, and BBQ deck. You will love the 4 bedrooms, 2 full bathrooms and 2 washer and dryers, there is plenty of room for a large family or roommates. The lower flex space is bright and was planned for a future suite. The treed southwest back yard is perfect for large gatherings. Parking for 2 cars and room for a future garage. Well located, a short commute to downtown, Foothills Hospital, to Canada Olympic Park (COP), Bowness Park, the Rocky Mountains, schools and all services. Vacant possession available for October 1.