

# \$1,099,900 - 8131 33 Avenue Nw, Calgary

MLS® #A2263753

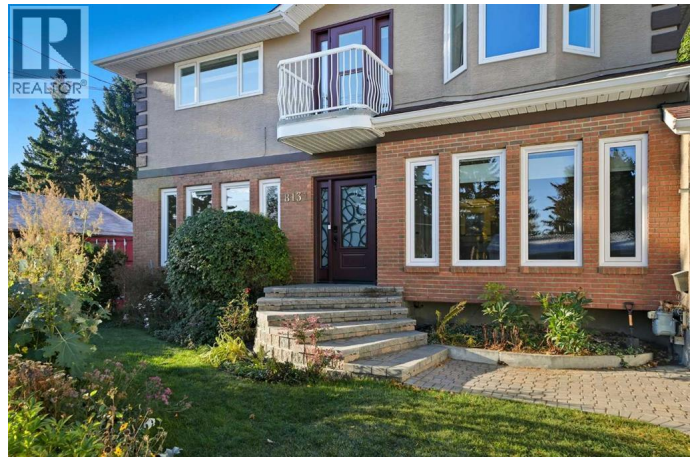
**\$1,099,900**

5 Bedroom, 4.00 Bathroom, 1,766 sqft

Single Family on 0.43 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 11TH FROM 1-4 PM. A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 2500 sq ft of living space. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 3 piece bath & laundry facilities. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside, revel in



a secluded, southwest wooded back yard  
haven with deck & stone pathway leading up  
to a multiple seating areas. This distinctive  
home is located close to Bowness Park, Bow  
River pathways, Winsport, shopping, the  
Calgary Farmerâ€™s Market West, schools,  
public transit & has easy access to 16th  
Avenue/TransCanada Highway, Stoney Trail &  
Bowness Road. (id:6289)

Built in 1960

**Essential Information**

Listing #	A2263753
Price	\$1,099,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,766
Acres	0.43
Year Built	1960
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	8131 33 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1L5

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Treed, No neighbours behind, French door, Closet Organizers
Parking Spaces	2
Parking	Attached Garage, Oversize, Tandem
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave
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	Range Hood Combo, Oven - Built-In, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX First



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