

# \$629,926 - 8012 33 Avenue Nw, Calgary

MLS® #A2235436

## \$629,926

1 Bedroom, 3.00 Bathroom, 616 sqft  
Residential on 0.14 Acres

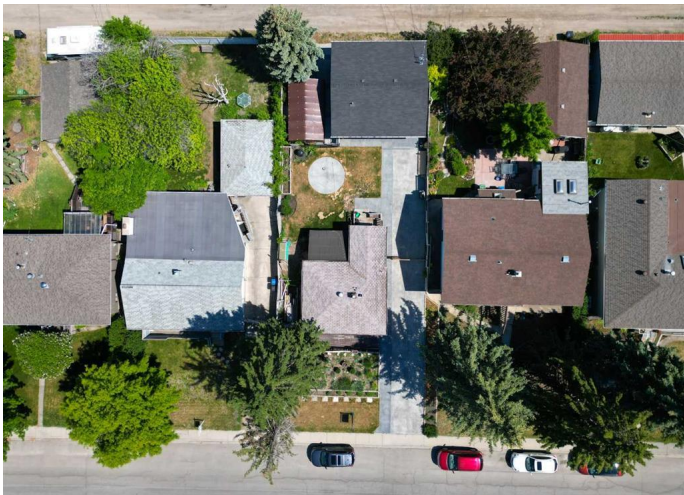
Bowness, Calgary, Alberta

8012 33 Avenue NW – Location Location  
Location | Attention Builders & Developers! 50  
Ft x 120 Ft Rectangular Level Lot In The Heart  
Of Bowness | Brand New Oversized Garage  
Featuring In-Floor Heat Powered By A  
Dedicated Boiler System | Enjoy The  
Convenience Of A Double Garage Door On  
One Side And A Single Door On The Other  
– Perfect For A Drive-Through Option Or  
Flexible Vehicle Access | Ideal For Car  
Enthusiasts, Hobbyists, Or Anyone In Need Of  
Premium Heated Storage | Situated On A  
Quiet, Mature, Tree-Lined Street | Bowness Is  
A Neighbourhood Offering Residents Access  
To Bowmont Park’s Scenic Trails, The  
Bow River Pathways, & The Renowned  
Bowness Park! Ideal For Year-Round Outdoor  
Activities | Easy Access To University Of  
Calgary, Foothills & Children’s Hospital |  
Quick Access To Downtown Or The Ring  
Road System For An Easy Escape To The  
Mountains.

Built in 1949

### Essential Information

MLS® #	A2235436
Price	\$629,926
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	616
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8012 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L7

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	46
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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