

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

MLS® #A2235436

\$629,926

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

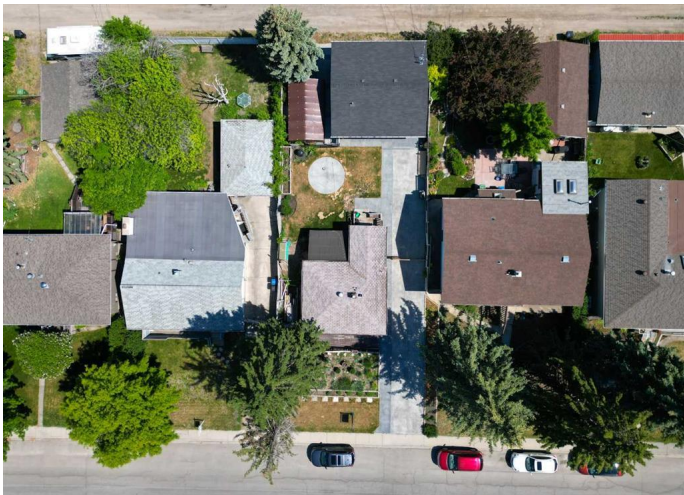
Bowness, Calgary, Alberta

8012 33 Avenue NW â€“ 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
â€“ 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 Parkâ€™s Scenic Trails, The
Bow River Pathways, & The Renowned
Bowness Park! Ideal For Year-Round Outdoor
Activities | Easy Access To University Of
Calgary, Foothills & Childrenâ€™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 | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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