

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

MLS® #A2235436

## \$629,926

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

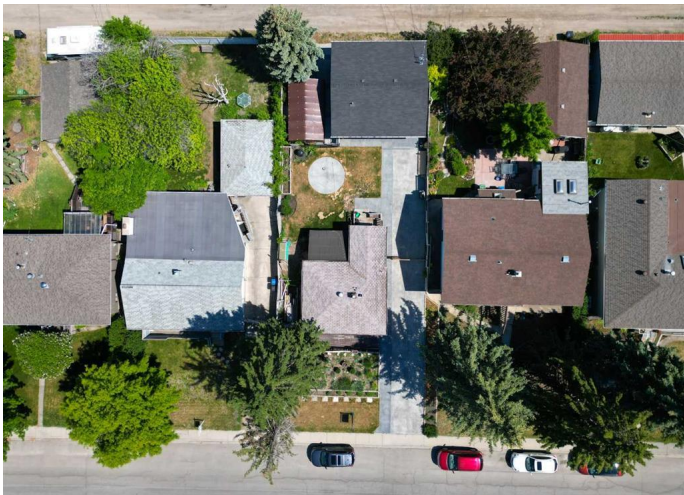
Bowness, Calgary, Alberta

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        | Double Garage Detached, Driveway, Garage Door Opener, Parking Pad, Alley Access, Garage Faces Rear |
| # 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 Yard, Few Trees, Level, Rectangular Lot, See Remarks, Back Lane |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 57              |
| Zoning         | R-CG            |

### **Listing Details**

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

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