

# \$645,900 - 8624 33 Avenue Nw, Calgary

MLS® #A2242338

## \$645,900

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Real Estate is always about location, location! And this is a testament to that! Located on a beautiful mature treed 50 x 120 ft RC-G lot and on quiet street in West Bowness, walking distance to Bowness Park and across the street from Million dollar homes that back onto a natural escarpment. The huge 50 x 120ft R-CG lot is flat and contains a south facing front, with nice views of the hillside, so doesn't get any better than this! The modest home has been lived in by two owners only since the 1950's and features 2 bedrooms upstairs, a large living room with cozy wood burning fireplace and a country style kitchen. The basement has a rec room, wet bar, office and lots of storage. The bonus to this property is the triple car garage which is insulated and heated, 220 v wiring, plus it also features another parking pad beside the garage, and one more parking pad in the front driveway, perfect for hobbyists and people needing that extra room. Upgrades include: New stainless steel appliances and newer washer and dryer, Re-insulated attic, new eavestroughs and downspouts, new roof on house and garage, new garage doors on the double garage side and central vacuum. 100 amp electrical and furnace / water tank updated early 2000's. Call your favorite realtor today before it's too late. No restrictive covenant on title.

Built in 1956

## Essential Information



MLS® #	A2242338
Price	\$645,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8624 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M3

### Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, Stall, Triple Garage Detached, Multiple Driveways, RV Garage
# of Garages	3

### Interior

Interior Features	Central Vacuum, Chandelier, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Stucco, Wood Frame
Foundation	Block

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	56
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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