

\$598,895 - 8012 33 Avenue Nw, Calgary

MLS® #A2257242

\$598,895

1 Bedroom, 3.00 Bathroom, 616 sqft

Residential on 0.14 Acres

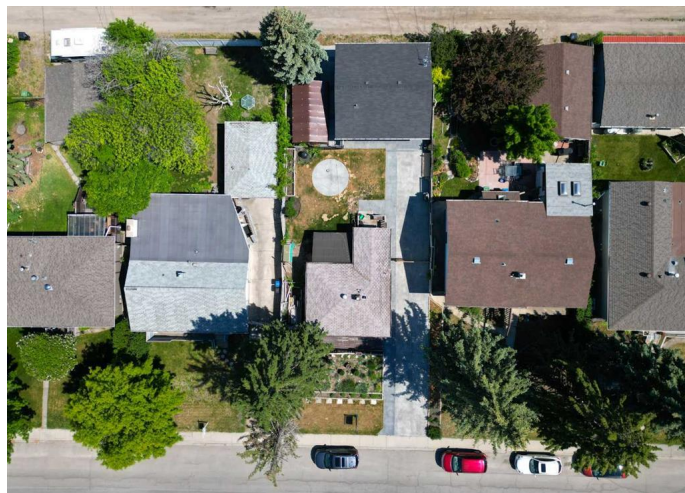
Bowness, Calgary, Alberta

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® #	A2257242
Price	\$598,895
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, Parking Pad, 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 Lane, Back Yard, Few Trees, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	9
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.