

\$1,099,900 - 8131 33 Avenue Nw, Calgary

MLS® #A2263753

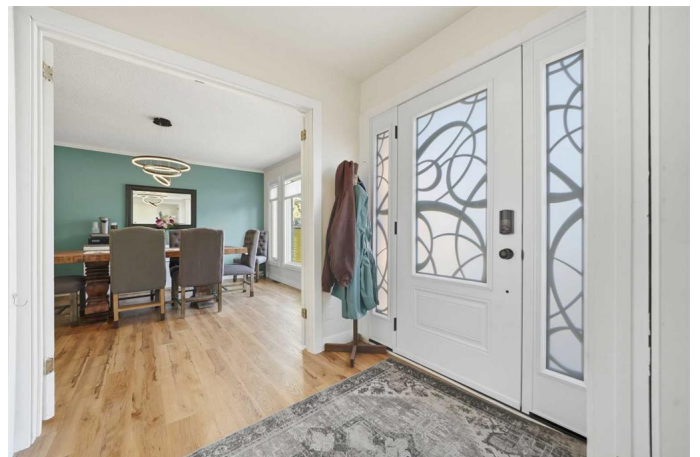
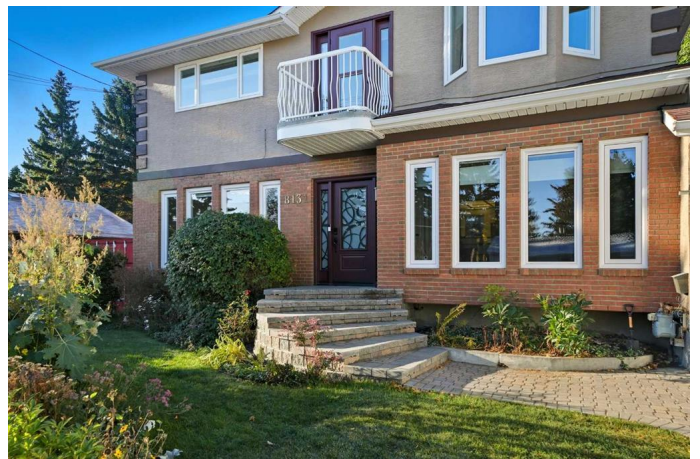
\$1,099,900

5 Bedroom, 4.00 Bathroom, 1,766 sqft

Residential on 0.43 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 11TH FROM 1-4 PM. A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 2500 sq ft of living space. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 3 piece bath & laundry facilities. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside, revel in



a secluded, southwest wooded back yard haven with deck & stone pathway leading up to a multiple seating areas. This distinctive home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer’s Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

Built in 1960

Essential Information

MLS® #	A2263753
Price	\$1,099,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.43
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8131 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L5

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Recessed Lighting, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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