

\$689,986 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

\$689,986

1 Bedroom, 2.00 Bathroom, 616 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

8012 33 Avenue NW – Location Location
Location | Attention Builders & Developers! 50
Ft x 120 Ft Rectangular Level Lot In The Heart
of Bowness | Situated On a Quiet, Mature,
Tree-Lined Street | Bowness Is A
Neighbourhood Offering Residents Access To
Bowmont Park’s Scenic Trails, The Bow
River Pathways, & The Renowned Bowness
Park! Ideal For Year-Round Outdoor Activities
| Easy Access To University of Calgary,
Foothills & Children’s Hospital | Quick
Access To Downtown Or The Ring Road
System For An Easy Escape To The
Mountains.

Built in 1949

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196879 |
| Price | \$689,986 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| 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 | 5 |
| Parking | 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, Front Yard, Level, Rectangular Lot, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 39 |
| Zoning | R-CG |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.