

# \$669,966 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

## \$669,966

1 Bedroom, 3.00 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 \$669,966

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 | 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, Level, Rectangular Lot, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 97               |
| Zoning         | R-CG             |

## Listing Details

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

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