\$995,000 - 8827 33 Avenue Nw, Calgary

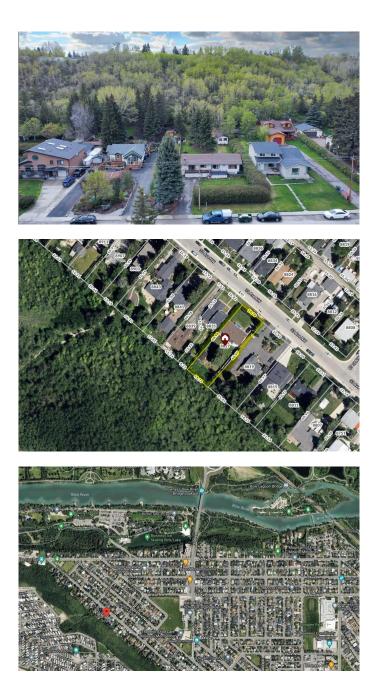
MLS® #A2199792

\$995,000

3 Bedroom, 2.00 Bathroom, 1,224 sqft Residential on 0.30 Acres

Bowness, Calgary, Alberta

Attention Developers and Builders! This is a rare chance to own an incredible property in the desirable Bowness community of Calgary. The expansive 65 ft x 200 ft lot at 8827 33 Ave NW backs onto its own private forest, offering a serene and natural setting with true countryside vibes right in the city. The existing 3-bedroom ranch-style bungalow features a newer high-efficiency furnace, updated shingles (2015), an updated bathroom, and a large kitchen with a cozy eat-in nook. The sunny south-facing deck overlooks a mature, treed backyard, perfect for enjoying the outdoors in your own space. This prime location is just blocks from Bowness Park and the Bow River, with quick access to Canada Olympic Park & Winsport for year-round activities. The newly completed Ring Road makes trips to the Rocky Mountains a breeze, and being outside of the flood zone adds major appeal. Opportunities like this don't come up oftenâ€"call today to book your showing!



Built in 1957

Essential Information

MLS® #	A2199792
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,224	
Acres	0.30	
Year Built	1957	
Туре	Residential	
Sub-Type	Detached	
Style	Bungalow	
Status	Active	
Community Information		
Address	8827 33 Avenue Nw	
Subdivision	Bowness	
City	Calgary	
County	Calgary	
Province	Alberta	
Postal Code	T3B 1M2	
Amenities		
Parking Spaces	3	
Parking	Off Street, Parking Pad, RV Access/Parking, Stall	
Interior		
Interior Interior Features	No Animal Home, No Smoking Home, See Remarks	
	No Animal Home, No Smoking Home, See Remarks Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings	
Interior Features	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window	
Interior Features Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings	
Interior Features Appliances Heating	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas	
Interior Features Appliances Heating Cooling	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None	
Interior Features Appliances Heating Cooling Fireplace	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Fireplaces	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Fireplaces Has Basement	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning Yes	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Fireplaces Has Basement Basement	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning Yes	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Fireplaces Has Basement Basement Exterior	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning Yes Partial, Partially Finished Fire Pit, Garden, Playground, Private Yard Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private,	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Has Basement Basement Exterior Features	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning Yes Partial, Partially Finished Fire Pit, Garden, Playground, Private Yard Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot	
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces Has Basement Basement Exterior Exterior Features Lot Description	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings High Efficiency, Forced Air, Natural Gas None Yes 1 Gas Starter, Great Room, Wood Burning Yes Partial, Partially Finished Fire Pit, Garden, Playground, Private Yard Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private,	

Foundation Block

Additional Information

Date ListedMarch 6th, 2025Days on Market33ZoningR-CG

Listing Details

Listing Office eXp Realty

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