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

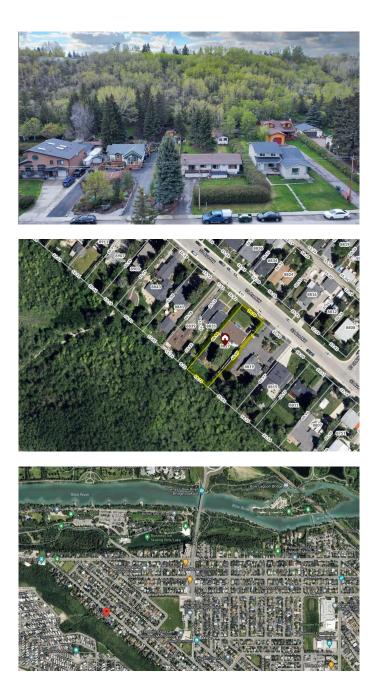
MLS® #A2199792

### \$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<br>Interior Features  | No Animal Home, No Smoking Home, See Remarks   |  |
|  | No Animal Home, No Smoking Home, See Remarks<br>Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings   |  |
| Interior Features  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window  |  |
| Interior Features<br>Appliances  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings  |  |
| Interior Features<br>Appliances<br>Heating   | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas   |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None   |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace   | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes  |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1   |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Fireplaces  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning  |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Fireplaces<br>Has Basement  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning<br>Yes   |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Fireplaces<br>Has Basement<br>Basement  | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning<br>Yes   |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Fireplaces<br>Has Basement<br>Basement<br><b>Exterior</b>                           | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning<br>Yes<br>Partial, Partially Finished<br>Fire Pit, Garden, Playground, Private Yard<br>Back Yard, Backs on to Park/Green Space, Environmental Reserve,<br>Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private,                    |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Has Basement<br>Basement<br>Exterior Features                                       | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning<br>Yes<br>Partial, Partially Finished<br>Fire Pit, Garden, Playground, Private Yard<br>Back Yard, Backs on to Park/Green Space, Environmental Reserve,<br>Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private,<br>Rectangular Lot |  |
| Interior Features<br>Appliances<br>Heating<br>Cooling<br>Fireplace<br># of Fireplaces<br>Has Basement<br>Basement<br><b>Exterior</b><br>Exterior Features<br>Lot Description | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window<br>Coverings<br>High Efficiency, Forced Air, Natural Gas<br>None<br>Yes<br>1<br>Gas Starter, Great Room, Wood Burning<br>Yes<br>Partial, Partially Finished<br>Fire Pit, Garden, Playground, Private Yard<br>Back Yard, Backs on to Park/Green Space, Environmental Reserve,<br>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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