

\$598,895 - 8012 33 Avenue Nw, Calgary

MLS® #A2235436

\$598,895

1 Bedroom, 3.00 Bathroom, 616 sqft
Residential on 0.14 Acres

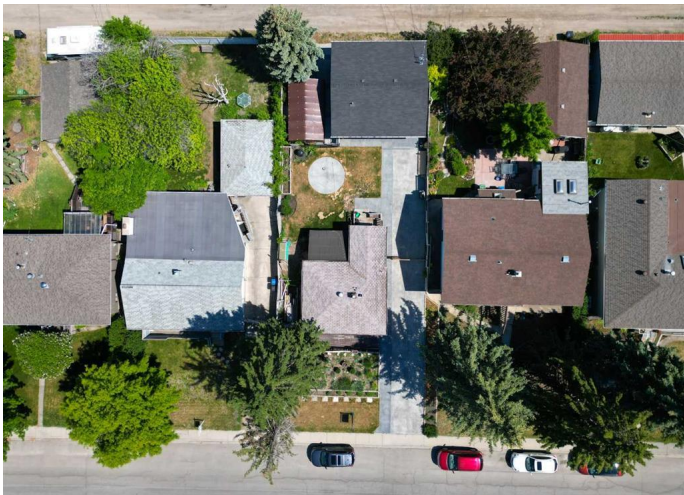
Bowness, Calgary, Alberta

8012 33 Avenue NW – Location Location Location | Attention Builders & Developers! 50 Ft x 120 Ft Rectangular Level Lot In The Heart Of Bowness | Brand New Oversized Garage Featuring In-Floor Heat Powered By A Dedicated Boiler System | Enjoy The Convenience Of A Double Garage Door On One Side And A Single Door On The Other – Perfect For A Drive-Through Option Or Flexible Vehicle Access | Ideal For Car Enthusiasts, Hobbyists, Or Anyone In Need Of Premium Heated Storage | 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® #	A2235436
Price	\$598,895
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	6
Parking	Double Garage Detached, Driveway, Parking Pad, Alley Access, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Garage Control(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, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	65
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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