

# \$629,926 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

**\$629,926**

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

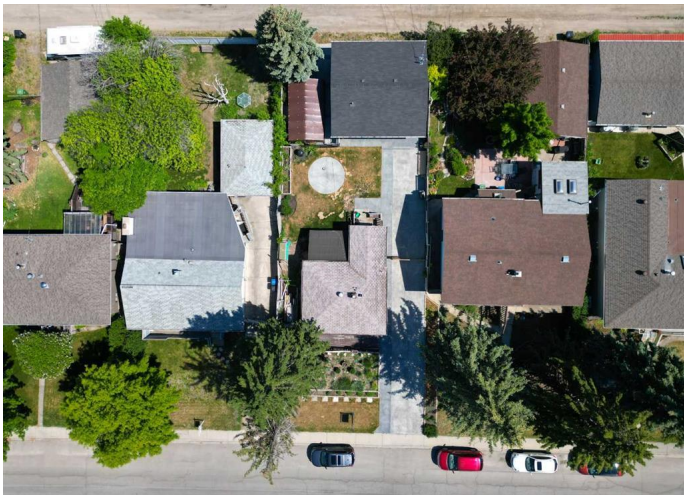
Bowness, Calgary, Alberta

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	\$629,926
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, Few Trees, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	117
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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