

# \$649,900 - 8016 33 Avenue Nw, Calgary

MLS® #A2221746

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

50 X 120 FLAT LOT, NO POWER POLES with an basement(Illegal) suite, New Roof (2025). It doesn't get much better!

This is a great opportunity for a developer or an investor to own property on one of the best streets in the sought after community of Bowness, with quick access to stony trail, Trans Canada Highway and walking distance to all levels of schools, shopping and minutes away from Canada Olympic Park for all your winter fun! This large 1233 sq ft bungalow with a mortgage helper 2 bedroom basement (Illegal) suite with a separate entrance, laundry large living room, 2 good size bedrooms and Kitchen. The upper unit has plenty of living space with a massive living room, lots of natural light, wood fireplace, kitchen, family room and 2 generous size bedrooms. Don't miss this opportunity and BOOK YOUR appointment now!

Built in 1958

## Essential Information

MLS® #	A2221746
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.14
Year Built	1958



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8016 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L7

### Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Off Street, On Street, Single Garage Detached
# of Garages	4

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Other, Dog Run
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	48
Zoning	rcg

### Listing Details

Listing Office

RE/MAX House of Real Estate

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