

\$669,966 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

\$669,966

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	\$669,966
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, Level, Rectangular Lot, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	96
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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