

# \$689,986 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

**\$689,986**

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 \$689,986

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, Parking Pad, Driveway, 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, Few Trees, Front Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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