

# \$995,000 - 8827 33 Avenue Nw, Calgary

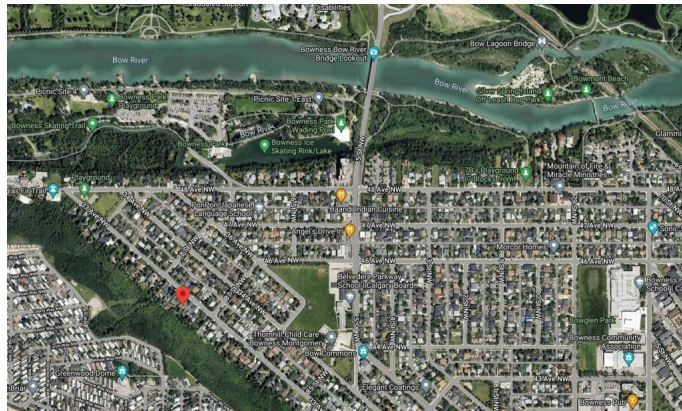
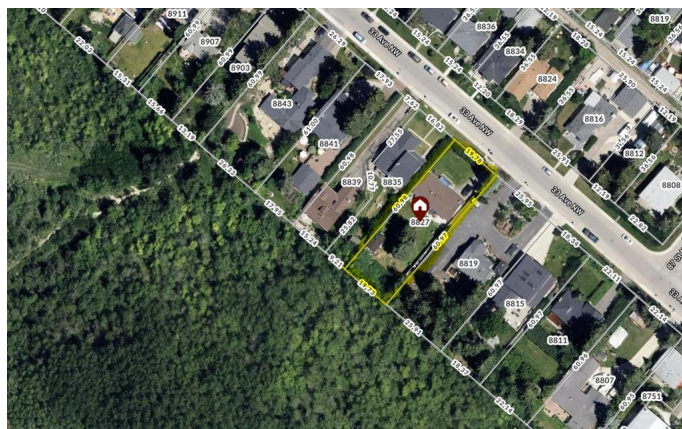
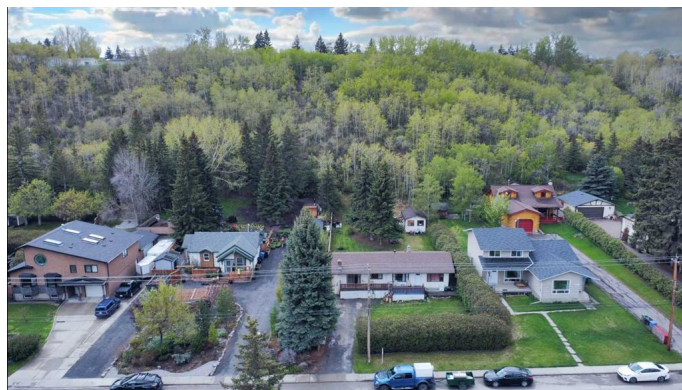
MLS® #A2199792

**\$995,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 0.30 Acres

Bowness, Calgary, Alberta

Attention Developers and Builders! This is a rare chance to own an incredible property in the desirable Bowness community of Calgary. The expansive 65 ft x 200 ft lot at 8827 33 Ave NW backs onto its own private forest, offering a serene and natural setting with true countryside vibes right in the city. The existing 3-bedroom ranch-style bungalow features a newer high-efficiency furnace, updated shingles (2015), an updated bathroom, and a large kitchen with a cozy eat-in nook. The sunny south-facing deck overlooks a mature, treed backyard, perfect for enjoying the outdoors in your own space. This prime location is just blocks from Bowness Park and the Bow River, with quick access to Canada Olympic Park & Winsport for year-round activities. The newly completed Ring Road makes trips to the Rocky Mountains a breeze, and being outside of the flood zone adds major appeal. Opportunities like this don't come up often—call today to book your showing!



Built in 1957

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2199792  |
| Price      | \$995,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 1,224       |
| Acres          | 0.30        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8827 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1M2           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas Starter, Great Room, Wood Burning                                     |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Playground, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |

Foundation            Block

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market        29

Zoning                 R-CG

### **Listing Details**

Listing Office           eXp Realty

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