

\$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	98
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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