

# \$1,599,000 - 8812 33 Avenue Nw, Calgary

MLS® #A2211131

**\$1,599,000**

5 Bedroom, 5.00 Bathroom, 2,730 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

Secure a rare Pre-Construction gem in Calgary's prestigious Bowness, ready October 2025. This 3,800 sq ft (2,730 sq ft above grade) masterpiece by Platinum Build Homes, with interiors by Maxime Chin Interiors, offers 5 bedrooms, 3 full baths, and 2 half baths, blending luxury and craftsmanship on a serene street.

Enter a grand foyer with 10 ft ceilings flowing through the main floor. The chef's kitchen boasts white oak cabinetry, quartz island, premium appliances, and a butler's pantry. The great room features a gas fireplace and opens to a spacious deck. It comes with a detached triple garage, with a private office completing the main level.

Upstairs, the primary suite offers a vaulted ceiling, walk-in closet, and a 6-piece ensuite with soaker tub and steam shower. Two bedrooms share a 5-piece bath, plus a bonus room and laundry. The finished basement includes a rec room with wet bar, gym, two bedrooms, a 4-piece bath., an another powder room. Enjoy dual furnaces, security system, ceiling speakers, and a landscaped lot. Steps from Bow River pathways, Bowness Park, schools, and downtown, this home offers unmatched convenience. With a 2-year builder warranty, seize this chance to customize your dream home. Contact us today!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211131    |
| Price          | \$1,599,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,730       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8812 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1M5           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Wet Bar |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave                  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Concrete, Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 15th, 2025  
Days on Market        13  
Zoning                    R-CG

**Listing Details**

Listing Office            Comox Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.