

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

MLS® #A2199792

**\$995,000**

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

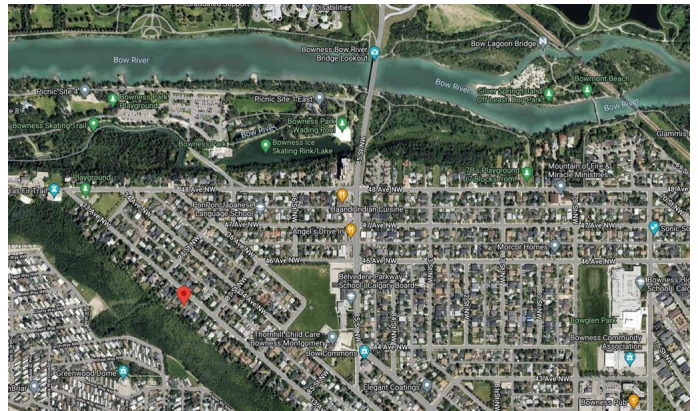
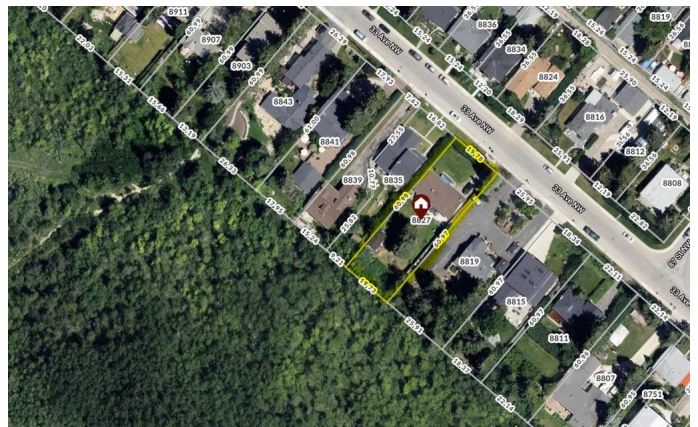
Bowness, Calgary, Alberta

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        | Great Room, Wood Burning, Gas Starter                                     |
| Has Basement      | Yes                                                                       |
| Basement          | Partial, Partially Finished                                               |

### Exterior

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

Foundation                      Block

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                46  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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