

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

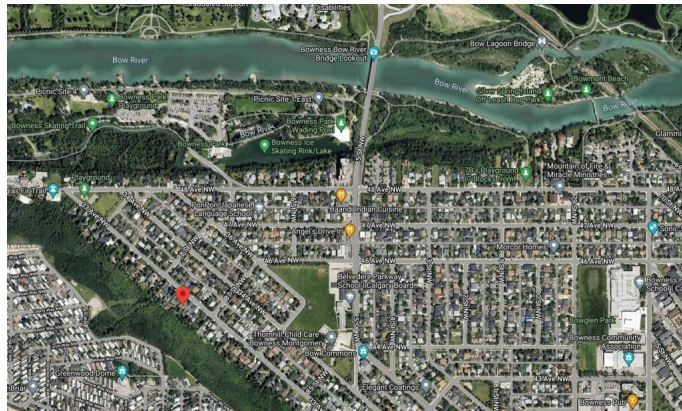
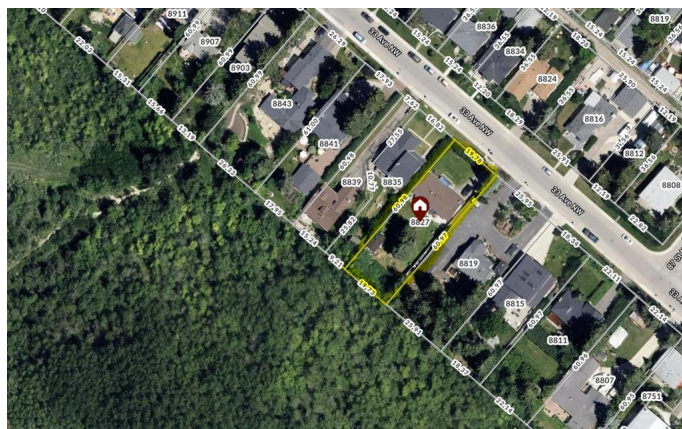
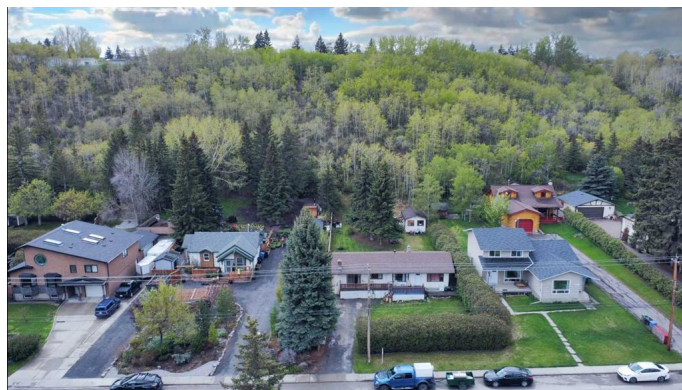
MLS® #A2199792

**\$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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.