# \$689,986 - 8012 33 Avenue Nw, Calgary

MLS® #A2196879

#### \$689,986

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.

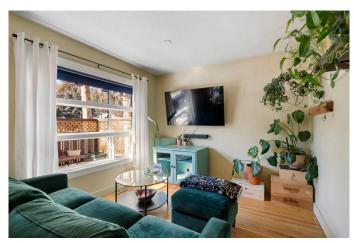




Built in 1949

# **Essential Information**

MLS® #	A2196879
Price	\$689,986
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	616
Acres	0.14
Year Built	1949
Туре	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, Parking Pad, Driveway, Garage Door Opener, Garage Faces Rear
# of Garages	2

# of Garages

### Interior

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Garage Control(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, Few Trees, Front Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

# **Additional Information**

Date Listed	March 11th, 2025
Days on Market	63
Zoning	R-CG

# **Listing Details**

**Real Broker** Listing Office

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