

# \$649,900 - 8016 33 Avenue Nw, Calgary

MLS® #A2242678

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

50 X 120 FLAT LOT, NO POWER POLES with an basement(Illegal) suite, New Roof (2025). Fresh exterior paint and new deck It doesn't get much better! This is a great opportunity for a developer or an investor to own property on one of the best streets in the sought after community of Bowness, with quick access to stony trail, Trans Canada Highway and walking distance to all levels of schools, shopping and minutes away from Canada Olympic Park for all your winter fun! This large 1233 sq ft bungalow with a mortgage helper 2 bedroom basement (Illegal) suite with a separate entrance, laundry large living room, 2 good size bedrooms and Kitchen. The upper unit has plenty of living space with a massive living room, lots of natural light , wood fireplace, kitchen, family room and 2 generous size bedrooms. Don't miss this opportunity and BOOK YOUR appointment now!

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242678  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,233     |
| Acres          | 0.14      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8016 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1L7           |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Driveway, Front Drive, Off Street, On Street, Single Garage Detached |
| # of Garages   | 4                                                                    |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Suite                                       |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Dog Run, Other                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 31              |
| Zoning         | R-CG            |

### Listing Details

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