

\$1,099,900 - 8131 33 Avenue Nw, Calgary

MLS® #A2263753

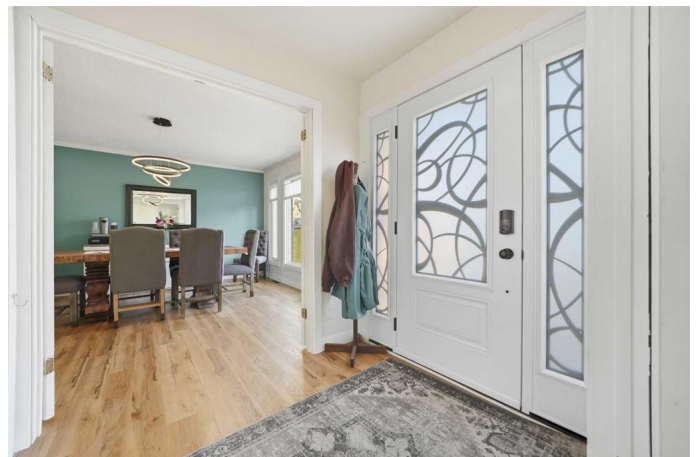
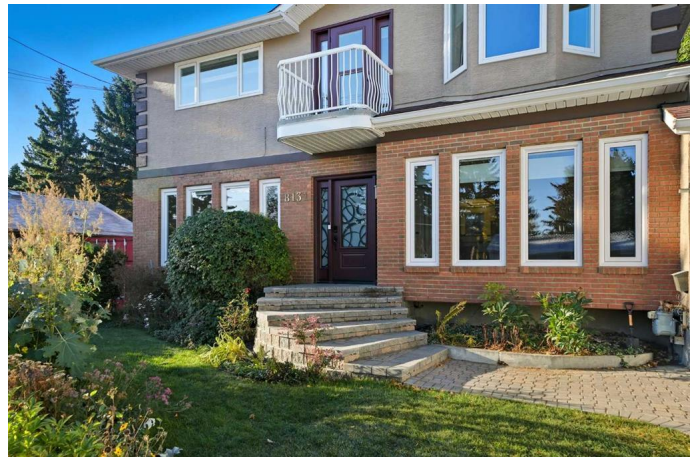
\$1,099,900

5 Bedroom, 4.00 Bathroom, 1,766 sqft

Residential on 0.43 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 11TH FROM 1-4 PM. A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 2500 sq ft of living space. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 3 piece bath & laundry facilities. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside, revel in



a secluded, southwest wooded back yard haven with deck & stone pathway leading up to a multiple seating areas. This distinctive home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer's Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2263753 |
| Price | \$1,099,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,766 |
| Acres | 0.43 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8131 33 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1L5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Oversized, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Recessed Lighting, Soaking Tub |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 10th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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