2 8916 33 Avenue NW

Calgary | Active | MLS® A2328234

$824,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,608.7 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to a rare & refined opportunity on one of Bowness' most coveted streets. Perfectly positioned along prestigious 33 Ave NW, this architecturally striking residence by Holt YYC Custom Homes offers an exceptional blend of modern design, quality craftsmanship, and an unbeatable inner city lifestyle. Just a five minute walk to Bowness Park & the Bow River pathway system, this home places nature, recreation, and city living within easy reach. This boutique tri-plex development is an ATTACHED SINGLE FAMILY HOME, NOT a townhome, meaning you own your land and there are no condo fees. It is similar to a traditional single family attached duplex but with three individual homes instead of two. Every detail reflects the design driven philosophy of Holt YYC Custom Homes, a Calgary based builder known for thoughtfully crafted homes and renovations that enhance the surrounding community. The project was personally overseen from concept to completion, ensuring exceptional attention to detail and superior construction quality. Inside, the home offers over 2,400 sq.ft. of finished living space with 3 bedrooms above grade & a 4th bedroom in the basement with large sunshine windows, along with 3.5 bathrooms. The main floor features flexible living with interchangeable dining, living, and den spaces, a custom fireplace, full height cabinetry, quartz counter-tops, stainless appliances, and luxury hard surface flooring throughout main/upper levels. The primary suite includes a private patio & spa inspired ensuite with walk-in shower and freestanding tub. The lower level includes a custom designed bar & spacious media room, ideal for entertaining. Large windows throughout the home fill the space with natural light, enhancing the modern & refined interior design. The exterior offers a generous backyard with a full custom deck and strong separation from neighbouring homes. Additional features include a detached double car garage, rough-in for air conditioning, a gas line for BBQ, and a durable exterior finished with Hardie board siding and corrugated metal accents. Located in the heart of Bowness, residents enjoy a vibrant community w/ access to a growing mix of local cafes, restaurants, and shops. With quick access to downtown and the mountains, this location offers an exceptional connected lifestyle. With only 2 homes left in this exclusive development, opportunities like this are rare. Photos are of the exact unit. Property taxes have not yet been established and lot size is to be verified. Landscaping & fencing scheduled for completion in the next 2 weeks. Units 2 is anticipated for occupancy by end of July.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328234
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,608.7 sq. ft.
Main Level Finished Area:	807.2 sq. ft.
Upper Level Finished Area:	801.5 sq. ft.
Below Grade Finished Area:	640.4 sq. ft.
Lot Area:	224 sq. ft.
Lot Frontage:	25'
Lot Details:	Still to be confirmed.
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2511279
Heating:	High Efficiency, Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Holt YYC Custom Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Metal Siding, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 18'11" × 8'11" ·
Main Floor	Dining Room · 12'2" × 10'7" ·

Main Floor	Living Room · 12'4" × 8'7" ·
Main Floor	Foyer · 8' × 6' ·
Main Floor	Mud Room · 6'5" × 4'5" ·
Upper Level	Bedroom - Primary · 11'10" × 11'1" ·
Upper Level	Walk-In Closet · 6'7" × 4'2" ·
Upper Level	Bedroom · 15'10" × 10'7" ·
Upper Level	Bedroom · 9'9" × 8'10" ·
Upper Level	Laundry · 6'7" × 2'11" ·
Basement	Game Room · 18'1" × 15'3" ·
Basement	Other · 5'8" × 2'3" ·
Basement	Bedroom · 10'11" × 9'7" ·
Basement	Walk-In Closet · 5'8" × 4'4" ·
Basement	Furnace/Utility Room · 12'6" × 8'2" ·
Basement	Storage · 10'7" × 4'1" ·
Basement	Storage · 8'6" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-CG
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-8916-33-avenue-nw-calgary-a2328234/

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