# 8331 33 Avenue NW

Calgary | Active | MLS® A2347506

**$929,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1959** | **1,756.89 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

Welcome to an immaculate, pride-of-ownership, fully developed total of four-bedroom, four-level split in the heart of Bowness!! An amazing and private location, established on a massive 50x300 (over 1/3 of an acre) manicured, sunny, south-facing, treed lot, backing onto a heavily treed forested escarpment area!!! There are several upgrades throughout the home over the many years the current owners have resided there, including a lovely oak eat-in kitchen with a separate coffee station, granite counters, real hardwood flooring throughout the entire home, all upgraded bathrooms plus much, much more! The upstairs level was an addition and contains the primary master bedroom retreat! The massive primary bedroom has its own private, newer, sunny, south-facing 17'x11' balcony, bright vaulted ceilings, a newer and gorgeous 5-pce ensuite (including a steam shower), and a large walk-in closet complete with several built-ins and rough-in plumbing for separate laundry. The main level has two good-sized bedrooms, a front living room highlighted by a cozy wood burning fireplace, the third-level family room has a walk-out to a south-facing covered patio BBQ area, and another gas fireplace! The lower level is highlighted by a summer kitchen (possibly for an extended family member), the fourth bedroom, 3-piece bath, and laundry area. The oversized double garage is a workshop heaven and has a brand new asphalt surfaced driveway!! This is a fantastic inner-city location, only a few minutes away from WinSport COP and several box stores, a quick 5-6 minutes to the U of C, a short commute to downtown and easy access west to the mountains! Hurry on this wonderful inner-city mini acreage-like property!!!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2347506 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1959 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 4 Level Split |

| | |
|---|---|
| **Total Living Area:** | 1,756.89 sq. ft. |
| **Main Level Finished Area:** | 1,195.89 sq. ft. |
| **Upper Level Finished Area:** | 561 sq. ft. |
| **Below Grade Finished Area:** | 836.74 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 14,994 sq. ft. |
| **Lot Frontage:** | 50'1¼" |
| **Front Exposure:** | North |
| **Levels:** | 4 Level Split |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1959 (Age: 67) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1202HK |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Gas, Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | 220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Shared Driveway, Workshop in Garage |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room |
| **City Quadrant:** | Northwest |
| **Community:** | Bowness |
| **Appliances:** | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 13'4" × 12' · |
| **Main Floor** | Kitchen With Eating Area · 14'8" × 12'10" · |
| **Main Floor** | Bedroom · 11'5" × 11'5" · |
| **Main Floor** | Bedroom · 11'7" × 11'5" · |
| **Main Floor** | Foyer · 6'4" × 4'8" · |
| **2nd Floor** | Bedroom - Primary · 16'11" × 13'10" · |
| **3rd Floor** | Walk-In Closet · 9'6" × 6'8" · |
| **Lower Level** | Family Room · 17'3" × 12' · |
| **Basement** | Kitchen · 11' × 10'10" · |
| **Basement** | Game Room · 17'3" × 14'10" · |

| | |
|---|---|
| **Basement** | Bedroom · 10'10" × 10'9" · |
| **Basement** | Laundry · 8'3" × 6'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| **Exterior Features:** | Balcony, Dog Run, Private Yard |
| **Patio And Porch Features:** | Balcony(s), Patio |
| **Lot Features:** | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Private, Rectangular Lot, Secluded, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8331-33-avenue-nw-calgary-a2347506/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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