8343 33 Avenue NW

Calgary | Active | MLS® A2358600

$1,700,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

ALMOST 1 ACRE. AN EXCEPTIONAL LOCATION. ENDLESS POSSIBILITIES. A RARE OPPORTUNITY TO SECURE A REMARKABLE PIECE OF NORTHWEST CALGARY. An exceptionally rare opportunity to acquire almost 1 acre of land in an incredible northwest Calgary location. Offering a unique combination of privacy, natural surroundings, and tremendous future potential, this property is being offered for land value only and below the recently appraised value of the land itself.

For developers and investors, the property presents exciting potential for future redevelopment, including the possibility of multifamily residential development, subject to successful rezoning and City of Calgary approvals. Alternatively, envision an extraordinary single-family estate with its own secluded access, surrounded by mature trees and an abundance of natural greenery.

The property features beautiful, thick forest greenery along the rear of the site, creating a peaceful and secluded atmosphere rarely found within the city. Enjoy northern views complemented by additional surrounding greenery, offering a truly tranquil setting. Ideally situated alongside 33 Avenue NW, the property is also conveniently located near the Bow River, walking pathways, parks, and everyday amenities.

Whether you're a developer looking for your next redevelopment opportunity or an individual seeking an extraordinary parcel to create a private estate, this is a truly unique offering with significant potential.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2358600
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	42,270 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	9211737
Ensuite:	No
Garage:	No

City Quadrant:	Northwest
Community:	Bowness
Inclusions:	N/A
Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8343-33-avenue-nw-calgary-a2358600/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.