8512 33 Avenue NW

Calgary | Active | MLS® A2350459

$588,800









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1953**	**1,353.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

A beautifully renovated bungalow on one of Bowness's most desirable streets, where an established, vibrant community meets genuine pride of ownership.

Inside, three bedrooms and two bathrooms are arranged across a thoughtful, functional layout, cared for and updated with real attention to detail. The spacious primary bedroom enjoys direct access to its own bathroom and walk-in closet. A quietly rare convenience in a home of this vintage.

The open-concept kitchen transitions seamlessly into the living room, creating a natural gathering place for both everyday living and entertaining. Beyond it, a generous backyard and detached double garage offer ample room for parking, storage, and weekends spent outdoors.

All of this sits on an impressive 50-foot lot: a substantial offering that carries exciting future development potential, subject to City of Calgary approvals and applicable zoning requirements.

A beautifully updated home in one of Calgary's most established and sought-after communities. An opportunity worth seeing in person.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350459
Bedrooms	3
Bathrooms	2
Year Built	1953
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:	Bungalow
Total Living Area:	1,353.1 sq. ft.
Main Level Finished Area:	1,353.1 sq. ft.
Below Grade Finished Area:	535 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Unit Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1953 (Age: 73)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5960AM
Heating:	Mid Efficiency, Forced Air, Natural Gas
Basement:	Dugout, Partially Finished
Foundation:	Combination, See Remarks
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Fire pit
Restrictions:	Encroachment
Main Floor	Living Room · 15'7" × 13'8" ·
Main Floor	Bedroom · 17'8" × 8' ·
Main Floor	Eat in Kitchen · 17'3" × 11'4" ·
Main Floor	Mud Room · 19'4" × 5'8" ·
Main Floor	Walk-In Closet · 8'5" × 7' ·
Main Floor	Bedroom - Primary · 16' × 11'9" ·
Main Floor	Bedroom · 13'8" × 11'5" ·
Main Floor	Entrance · 6' × 4'4" ·
Main Floor	Laundry · 4' × 3'7" ·
Title to Land:	Fee Simple

Community Features:	Fishing, Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	French Door, Kitchen Island, Quartz Counters, Track Lighting, Wired for Sound
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Private
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8512-33-avenue-nw-calgary-a2350459/

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