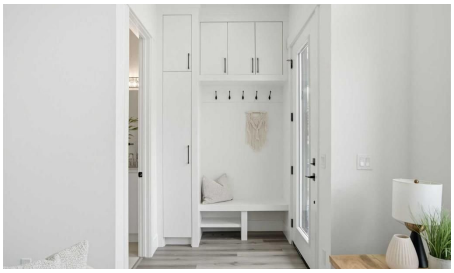
8518 33 Avenue NW

Calgary | Active | MLS® A2342280

$749,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**933.17 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* SHOW HOME | SATURDAY, NOV. 14, 3-5PM * Architectural. Light-filled. Exceptionally versatile. Set in the heart of Bowness, this newly built semi-detached bungalow brings elevated modern design to one of northwest Calgary's most connected and character-rich communities. With a striking exterior presence, dramatic roofline, and a rare legal two-bedroom lower suite, this home offers the kind of flexibility today's buyers are searching for, whether for multi-generational living, long-term rental income, or a refined lock-and-leave lifestyle with added financial upside. Inside, the main level feels bright, polished, and beautifully composed. Vaulted ceilings create an immediate sense of volume, while oversized windows pull in natural light and give the home an airy, architectural feel. The open-concept living, dining, and kitchen area is designed with both everyday comfort and effortless entertaining in mind, anchored by clean contemporary finishes, sleek cabinetry, a gas range, premium appliances, and a thoughtful layout that maximizes function without sacrificing style. Two bedrooms on the main floor offer an ideal blend of privacy and practicality, including a serene primary retreat and a well-appointed secondary bedroom. A stylish full bathroom, powder room, main-level laundry, and dedicated mudroom add everyday convenience, while the warm modern palette keeps the entire home feeling fresh, elevated, and highly livable. The legal lower suite is a major standout. Designed with the same attention to detail as the main residence, it features two bedrooms, a full kitchen, private laundry, a bright living area, its own exterior walk-up entrance, and rare high ceilings that make the space feel open and inviting. A fireplace and private patio further elevate the suite, creating exceptional appeal for tenants, guests, or extended family. Outside, the private fenced yard, deck, patio, low-maintenance landscaping, back lane access, and detached double garage complete the package with both comfort and convenience. Bowness continues to be one of Calgary's most desirable lifestyle communities, loved for its access to the Bow River pathway system, Bowness Park, Shouldice Park, schools, shopping, local restaurants, and everyday amenities. With quick connections to Canada Olympic Park, downtown Calgary, and the mountains, this location delivers the perfect balance of urban access and west-side recreation. A rare opportunity to own a newly built Bowness infill with architectural impact, a legal suite, and exceptional lifestyle appeal.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342280
Bedrooms	4
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	933.17 sq. ft.
Main Level Finished Area:	933.17 sq. ft.
Below Grade Finished Area:	881.23 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southwest
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	2511711
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Basement Suite: Gas stove, fridge, dishwasher, microwave hood fan, washer, dryer
Restrictions:	None Known
Main Floor	Living Room · 13'5" × 12'9" ·
Main Floor	Dining Room · 8'10" × 6'6" ·
Main Floor	Kitchen · 15'6" × 10' ·
Main Floor	Mud Room · 12'2" × 3'10" ·

Main Floor	Bedroom · 13'2" × 10'11" ·
Main Floor	Bedroom - Primary · 13'7" × 11'10" ·
Basement	Family Room · 18'10" × 12'6" ·
Basement	Kitchen · 14'11" × 6'11" ·
Basement	Bedroom · 11'6" × 9'10" ·
Basement	Furnace/Utility Room · 8'5" × 6'11" ·
Basement	Bedroom · 14'3" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Patio
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:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8518-33-avenue-nw-calgary-a2342280/

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