

# \$548,845 - 8012 33 Avenue Nw, Calgary

MLS® #A2257242

**\$548,845**

1 Bedroom, 3.00 Bathroom, 616 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

8012 33 Avenue NW | 50 Ft x 120 Ft  
Rectangular Level Lot In The Heart of  
Bowness

Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257242    |
| Price          | \$548,845   |
| Bedrooms       | 1           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 616         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8012 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1L7           |

## Amenities



|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                  |
| Parking        | Alley Access, Driveway, Garage Door Opener, Double Garage Detached, Garage Faces Rear, Parking Pad |
| # of Garages   | 2                                                                                                  |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Storage                                               |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Full                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Storage            |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 55                   |
| Zoning         | R-CG                 |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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