\$1,099,900 - 8131 33 Avenue Nw, Calgary

MLS® #A2263753

\$1,099,900

5 Bedroom, 4.00 Bathroom, 1,801 sqft Residential on 0.43 Acres

Bowness, Calgary, Alberta

A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 1800 sq ft plus a fully renovated basement. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 4 piece bath, laundry facilities & plenty of storage space. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside,







revel in a secluded, southwest wooded back yard haven with deck & stone pathway leading up to a multiple seating areas. This distinctive home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer's Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

Built in 1960

Essential Information

MLS® # A2263753 Price \$1,099,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,801 Acres 0.43 Year Built 1960

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 8131 33 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 1L5

Amenities

Parking Spaces 2

Parking Double Garage Attached, Oversized, Tandem

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

French Door, Kitchen Island, Recessed Lighting, Soaking Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 25

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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