

# \$870,000 - 8535 33 Avenue Nw, Calgary

MLS® #A2210060

**\$870,000**

4 Bedroom, 4.00 Bathroom, 1,693 sqft  
Residential on 0.12 Acres

Bowness, Calgary, Alberta

This exceptional home offers a rare combination of luxury, seclusion, and convenience, making it a true gem in an ideal location. Nestled on a tranquil, heavily treed lot that backs onto a forest, this custom-built, contemporary 2-storey home provides privacy and a serene living environment right in your backyard. Spanning over 2,400 sq. ft., this non-smoking, no-pet home showcases an open-concept design with beautiful hardwood flooring and 9-foot ceilings throughout the main floor. The large foyer leads to a well-appointed office that overlooks the manicured front yard, creating a welcoming first impression. The spacious living room features an attractive granite fireplace, adding both warmth and elegance to the space. The kitchen is a true highlight, equipped with a pantry, breakfast bar, and high-end stainless steel appliances. Garden doors from the dining room lead to a massive southwest-facing deck, perfect for entertaining or enjoying peaceful moments in the hot tub while appreciating the natural beauty of the surroundings. You'll love the natural gas hook-up for your bar-b-cue or even patio heater on those chilly evenings. Upstairs, the home boasts three generously-sized bedrooms. The master suite is particularly impressive, offering a walk-in closet, a private balcony, and a deluxe ensuite with modern fixtures. Full-width picture windows in the master bedroom and throughout the home provide stunning views of the lush backyard and forest, ensuring that the



beauty of each season is always on display. The upper level also includes a 4-piece main bath with a deep soaker tub. The fully developed lower level adds even more functional living space, featuring a family room, a 4th bedroom, and a bathroom with a shower. The laundry and storage areas are conveniently located on this level as well. The home is completed with a double attached garage, featuring a workbench and ample storage shelves, providing practicality and organization. The location is unbeatable, with a quiet street just a short walk from local schools, bus stops, and bike paths. A few blocks away, you'll find the scenic Bowness Park, the river, shopping, and the bustling Farmer's Market. Plus, with quick access to downtown, the University, hospitals, and Banff, this home is perfectly positioned for both convenience and tranquility.

Built in 1989

### **Essential Information**

MLS® #	A2210060
Price	\$870,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8535 33 Avenue Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M2

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	6
Zoning	SR

### **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.