

\$645,900 - 8624 33 Avenue Nw, Calgary

MLS® #A2242338

\$645,900

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Real Estate is always about location, location! And this is a testament to that! Located on a beautiful mature treed 50 x 120 ft RC-G lot and on quiet street in West Bowness, walking distance to Bowness Park and across the street from Million dollar homes that back onto a natural escarpment. The huge 50 x 120ft R-CG lot is flat and contains a south facing front, with nice views of the hillside, so doesn't get any better than this! The modest home has been lived in by two owners only since the 1950's and features 2 bedrooms upstairs, a large living room with cozy wood burning fireplace and a country style kitchen. The basement has a rec room, wet bar, office and lots of storage. The bonus to this property is the triple car garage which is insulated and heated, 220 v wiring, plus it also features another parking pad beside the garage, and one more parking pad in the front driveway, perfect for hobbyists and people needing that extra room. Upgrades include: New stainless steel appliances and newer washer and dryer, Re-insulated attic, new eavestroughs and downspouts, new roof on house and garage, new garage doors on the double garage side and central vacuum. 100 amp electrical and furnace / water tank updated early 2000's. Call your favorite realtor today before it's too late. No restrictive covenant on title.

Built in 1956

Essential Information



MLS® #	A2242338
Price	\$645,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8624 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M3

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Multiple Driveways, Off Street, Oversized, Parking Pad, RV Access/Parking, Stall, 220 Volt Wiring, Garage Faces Rear, RV Garage, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Central Vacuum, Chandelier, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Interior Lot
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame, Aluminum Siding
Foundation Block

Additional Information

Date Listed July 22nd, 2025
Days on Market 20
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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